



**CITY OF SANTA BARBARA
CONSOLIDATED PLAN
2015/16 - 2019/20**

STAFF REVIEW DRAFT #2

MARCH 2015

**CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATION, HOUSING & HUMAN SERVICES DIVISION
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CITY OF SANTA BARBARA
2015/16-2019/20 CONSOLIDATED PLAN
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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Executive Summary of the Consolidated Plan is intended to provide the U.S. Department of Housing and Urban Development (HUD), housing and service providers, City residents and businesses with an overview of Santa Barbara's housing and community development needs, and the City's priorities and strategies to address those needs.

The City of Santa Barbara receives Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds each year from the federal government to support housing and community development activities that principally benefit low and moderate-income households. To receive these federal funds, the City must adopt a five-year strategic plan that identifies local needs, and how these needs will be prioritized and addressed using federal funds. On June 30, 2015, the City's current five-year (FY 2010/2011–2014/2015) Consolidated Plan will terminate requiring a new five-year Consolidated Plan to be adopted by the City Council.

Santa Barbara's new five-year (2015/2016-2019/2020) Consolidated Plan builds upon several other related planning documents, including: the 2010/2011-2014/2015 Consolidated Plan; the City's 2015-2023 Housing Element; Housing Authority of the City of Santa Barbara (HACSB) 2014-2019 Action Plan; the City's Capital Improvement Plan for 2014 - 2019, and; the Central Coast Coalition on Homelessness (C3H) 2015 homeless survey.

Santa Barbara's Consolidated Plan and Annual Action Plan for program year 2015/2016 (Action Plan) have been developed using HUD's new electronic Consolidated Planning Suite (eCon) launched in May 2012. The new system is a set of online tools to assist entitlement jurisdictions in creating market-driven, leveraged housing and community development plans. A new tool featured in the eCon is a Consolidated Plan template allowing the City to develop and submit its Consolidated Plan online through the Integrated Disbursement and Information System (IDIS). IDIS Online is a nationwide database in which the City reports accomplishment and financial activities related to entitlement grants.

Benefits of the Consolidated Plan template in IDIS OnLine include:

- Uniformity by the use of a web-based format to ensure that a City's Consolidated Plan includes all required elements per HUD regulations.

- Pre-populated data and tables with the most up-to-date housing and economic data available. This data is provided to help grantees develop their funding priorities in the Strategic Plan.

The Consolidated Plan template in IDIS Online consists of the following major components:

- Executive Summary
- The Process
- Needs Assessment
- Housing Market Analysis
- Strategic Plan
- One-Year Action Plan

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

The City's Consolidated Plan strategy includes general priorities to meet the needs of the community and the City's rationale for investment of federal funds. In order to address the needs, the City identified five priorities having the greatest need in the community. The five priority areas include:

1. Homeless Assistance
2. Decent Housing
3. Public Facilities and Infrastructure
4. Economic Development
5. Planning for housing and Community Development

The five priorities were formed based on the national objectives and outcomes supported by HUD as described below.

- Provide decent affordable housing. The activities that typically would be found under this objective are designed to cover a wide range of housing possibilities under HOME and CDBG.
- Creating a suitable living environment. In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- Creating economic opportunities. This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

National Objective Outcomes

The outcomes reflect what the grantee seeks to achieve by the funded activity. The City of Santa Barbara associates the national objectives to these outcomes.

- Availability/Accessibility;
- Affordability; and
- Sustainability.

The City's strategy to meet HUD's national objectives and outcomes are described in Table 1 below.

Santa Barbara 2015/16 – 2019/20 Consolidated Plan Programs By HUD Objectives and Outcomes			
OBJECTIVE/ OUTCOMES	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
DECENT HOUSING	<i>Implementing Programs:</i> <ul style="list-style-type: none"> • Fair Housing Program 	<i>Implementing Programs:</i> <ul style="list-style-type: none"> • Multi-unit Housing Rehabilitation Loan Program (HRLP) • HOME Acquisition and/or Rehabilitation • HOME Acquisition / New Housing Construction • HOME Security Deposit Assistance • HOME Tenant Based Rental Assistance 	
SUITABLE LIVING ENVIRONMENT	<i>Implementing Programs:</i> <ul style="list-style-type: none"> • Homeless Centers • Domestic Violence Shelters 		<i>Implementing Programs:</i> <ul style="list-style-type: none"> • City Neighborhood Improvement Task Force • Non-Profit Facility Improvements
ECONOMIC OPPORTUNITY	<i>Implementing Programs:</i> <ul style="list-style-type: none"> • Employment Training • Loan Fund 		

Table 1 - 2015/16 – 2019/20 Consolidated Plan Programs

3. Evaluation of past performance

HUD requires that grantees provide an evaluation of past performance. Since the current year, 2014-2015 is still in progress, the City of Santa Barbara will measure performance outputs and outcomes for CDBG and HOME under the Consolidated Annual Performance Evaluation Report (CAPER) which captures progress towards meeting five-year goals and objectives. Through the annual monitoring of CDBG and HOME sub-recipients, contractors, community-based

organizations and developers, the City ensures federal compliance of CDBG and HOME, as well as reporting on outcomes of activities and programs.

4. Summary of citizen participation process and consultation process

The City developed its 2015/16–2019/20 Consolidated Plan through extensive consultation and coordination with housing, social service and healthcare providers; public agencies; and the local public housing agency as presented in Table 2. As a means of gaining input from these agencies, the City conducted consultation workshops, public meetings, surveys, and invited local grantees to provide comments on the draft Consolidated Plan and Action Plan. In addition, consultation in the development of the Consolidated Plan involved several City departments.

Consulted Agencies		
Boys and Girls Club	Jodi House Brain Injury Support Center	St. Vincent's
Casa Esperanza/PATH Homeless Shelter	Mental Wellness Center	Transition House
Coalition for Housing Accessibility, Needs, Choices and Equality	People's Self-Help Housing	Women's Economic Ventures
City of Santa Barbara Departments and Commissions		
Community Development Department	Parks and Recreation Department	Public Works Department
Housing Authority of City of Santa Barbara (HACSB)	Community Development and Human Services Committee (CDHSC)	Planning Commission
Other Public Agencies		
Santa Barbara County Health Department	Central Coast Collaborative on Homelessness (C3H)	Santa Maria/Santa Barbara Continuum of Care

Table 2 – Citizen Participation Consultation

The City followed HUD's guidelines for citizen and community involvement in preparation of the Consolidated Plan and Action Plan to encourage citizen participation in the preparation of the documents. The City also undertook several activities such as focus groups, community meetings, and a Community Needs Survey.

A draft of the five year Consolidated Plan will be available for public comment for a minimum 45 day period (March 19 – May 5, 2015). City Council public hearings will be held on March 25 and May 5, 2015, providing residents and interested parties a final opportunity to comment on the Consolidated Plan prior to adoption and submittal to HUD.

5. Summary of public comments

To be provided.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City of Santa Barbara responded to all relevant comments. All comments received were accepted.

7. Summary

Key findings of the Needs Assessment include:

- Housing overpayment is the most prevalent housing problem, with 81% of Santa Barbara's low and moderate income renter households (<80% AMI) facing a cost burden (>30% of income on housing costs), and 54% facing a severe cost burden (>50% of income towards housing). The impact of the high cost of rentals and low vacancy rates have contributed to a record long waiting list for housing assistance, with over 11,500 unique applicants on the Housing Authority's waiting list for Section 8, public housing and other affordable housing programs.
- The shortage of housing affordable to the local workforce results in approximately 30,000 workers commuting daily into Santa Barbara. A workforce with such a large percentage of commuters has negative impacts on the community's environmental, social and economic health.
- Household overcrowding is a far less significant problem than overpayment in Santa Barbara, and has decreased from 18% of all renters in 2000 to 10% as documented by the 2007-11 American Community Survey. However, certain neighborhoods continue to experience high levels of overcrowding.
- The Central Coast Collaborative on Homelessness (C3H) 2015 point in time survey encountered 893 homeless individuals within the City of Santa Barbara. By comparison, the City has an inventory of 687 emergency, transitional and permanent beds/units for homeless, reflecting a shortfall of over 200 beds. Homeless service providers cite the shortage of low barrier, short-term transitional housing units as the most significant gap in the continuum of care.
- The prevalence of health related conditions among the local homeless population such as substance abuse, mental health, and alcoholism necessitate the need for wrap-around support services to be provided in concert with stable housing.
- The City's Capital Improvement Program (CIP) presents a comprehensive listing of planned and projected capital project needs based on various long-range plans, goals, and policies. Pursuant to the 2014-2019 CIP, the following general projects (within low and moderate income areas) have been identified in need of CDBG funds over the next five years:
 - ✓ Park and Neighborhood Center Improvements
 - ✓ Sidewalk improvements, including accessibility ramps
 - ✓ Bus shelters with solar lighting
 - ✓ Street lighting improvements
 - ✓ Railway Corridor safety fencing and graffiti-deterrent landscaping

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SANTA BARBARA	Community Development Department
CDBG Administrator	Deirdre Randolph/ Elizabeth Stotts	Community Development Department
HOME Administrator	Deirdre Randolph/ David Rowell	Community Development Department

Table 3 – Responsible Agencies

Narrative

The Lead Agency for the five year (2015/2016 - 2019/2020) Consolidated Plan is the City of Santa Barbara, Administration, Housing and Human Services Division. Other resources include the Housing Authority of the City of Santa Barbara.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City developed its five-year (2015/2016 - 2019/2020) Consolidated Plan through consultation with the Santa Barbara City Housing Authority; City departments; social and health service providers; and adjacent local governments. As a means of gaining input from housing, homeless and social service providers, the City conducted two consultation workshops on November 19, 2014. Over 30 agencies were invited to attend (refer to mailing list in Appendix C), with a dozen agencies/departments participating in the workshops. The purpose of these workshops were to discuss what each of these agencies define as the key housing and social service issues in Santa Barbara, to identify gaps in service, and to brainstorm potential recommendations. Another function of the workshop was to establish a dialogue among agencies/departments to enhance collaboration and sharing of information. Agencies were also provided a brief survey requesting input on priority needs and gaps in the services provided. The tabulated results of these surveys, along with a summary of the input received at each of the workshops, is included in Appendix C.

In addition to those agencies/departments participating in the workshops/surveys, additional agencies were contacted as necessary to gain comprehensive information on the community's needs, such as the Santa Barbara County Health Department.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City is an active partner in the Central Coast Collaborative on Homelessness (C3H).

By way of background, the City partnered with the County, the Housing Authority and other stakeholders in a "Collective Impact" model for coordinating existing homeless housing and service providers under the new C3H organization. This model, implemented in January 2013, merged Common Ground Santa Barbara, a collaborative effort of community members from the non-profit, governmental, business and faith communities, and Bringing Our Community Home, the countywide Ten-Year Plan to End Chronic Homelessness. The C3H collaborative contains the following components:

- 1. Policy Council** - made up of elected officials countywide, is responsible for setting policy, determining priorities and facilitating strategic solutions.
- 2. Coordination Committee** - made up of representatives of government and nonprofit-community service providers, provides direction and oversight consistent

with the direction of the Policy Council. The Executive Oversight Committee is a subset of the Coordination Committee that includes senior executive-level leaders from participating government, health care, mental health and substance abuse treatment, housing and shelter service providers.

3. Implementation Committee - contains two working groups: Housing, Shelter and Treatment Workgroup and the Community Action Workgroup. Membership of these two groups consists of direct-service providers from the public and non-profit sectors, who are the backbone of current efforts to reduce homelessness.

4. Homeless Coordinator - provides staff support to the Coordinating Committee, outreach to the community, and interface on a daily basis with the Implementation Committees, and is responsible for conducting performance evaluations.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Santa Barbara does not receive ESG funds so this is not applicable.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
City of Santa Barbara	Other government - Local	Housing Need Assessment Public Housing Needs Homeless Needs: Chronically Homeless, Families with children, Veterans, Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy Anti-Poverty Strategy Lead-based Paint Strategy	Agency Consultation Workshop. City will continue maintaining its strong relationships with service providers and local jurisdictions to implement the 5-year strategy.
Housing Authority of Santa Barbara	PHA	Housing Need Assessment Public Housing Needs Market Analysis	Agency Consultation Workshop. Survey of Housing/Homeless Providers. The City will continue its strong partnership with the Housing Authority.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
County of Santa Barbara	Other government - County	Homelessness Strategy	Phone interview. The City will continue its partnership with the Countywide C3H collaborative.
Boys and Girls Club of Santa Barbara	Services - Children	Housing Needs	Agency Consultation Workshop. Survey of Service Providers. The City will continue supporting children's educational programs.
Casa Esperanza/PATH	Services-Homeless	Homelessness Strategy Homeless Needs: Chronically homeless, Veterans	Agency Consultation Workshop. Survey of Housing/Homeless Providers. The City will continue supporting homeless shelter and homeless services programs.
Central Coast Collaborative on Homelessness (C3H)	Services-Homeless	Homeless Needs: Chronically Homeless, Families with children, Veterans, Emancipated Youth, Homelessness Strategy	Survey of Housing/Homeless Providers. The City will continue its partnership with the Countywide C3H collaborative.
Child Abuse Listening Mediation (CALM)	Services - Children	Non-Homeless Special Needs	Survey of Service Providers. The City will continue supporting child abuse prevention and intervention programs.
Coalition for Housing Accessibility, Needs, Choices and Equality	Services - Persons with Disabilities	Non-Homeless Special Needs	Agency Consultation Workshop. The City will continue supporting programs that meet the needs of persons with disabilities, whether congenital or acquired.
Council on Alcoholism and Drug Abuse	Services - Health Services - Homeless	Non-Homeless Special Needs	Survey of Service Providers. The City will continue supporting detox programs targeted for low- income or homeless persons.
Jodi House Brain Injury Support Center	Services - Persons with Disabilities	Non-Homeless Special Needs	Agency Consultation Workshop. Survey of Service Providers. The City will continue supporting programs that meet the needs of persons with disabilities, whether congenital or acquired.
Mental Wellness Center	Services - Persons with Disabilities Services - Homeless	Non-Homeless Special Needs	Agency Consultation Workshop. Survey of Service Providers. The City will continue supporting programs that meet the needs of

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			persons with disabilities, whether congenital or acquired.
New Beginnings Counseling Center	Services - Homeless	Housing Need Assessment Homelessness Strategy Homeless Needs: Chronically homeless,- Families with children, Veterans	Survey of Housing/Homeless Providers. The City will continue supporting homeless shelter and homeless services programs.
Peoples Self Help Housing Corporation	Services-Homeless	Housing Need Assessment Homelessness Strategy Homeless Needs: Chronically homeless, Families with children, Veterans	Agency Consultation Workshop. The City will continue supporting housing programs targeted to the homeless.
Santa Barbara City Youth Employment Training Program	Other government - Local	Homeless Needs - Families with children Housing Need Assessment	Agency Consultation Workshop. Survey of Service Providers. The City will continue supporting youth programs.
St. Vincent's	Services - Homeless	Homeless Needs: Chronically Homeless, Families with children, Unaccompanied youth Homelessness Strategy Non-homeless special needs	Agency Consultation Workshop. Survey of Housing/Homeless Providers. The City will continue supporting housing programs.
Transition House	Services-Homeless	Housing Need Assessment Homeless Needs - Families with children	Agency Consultation Workshop. Survey of Housing/Homeless Providers. The City will continue supporting transitional housing programs targeted to homeless families.
Women's Economic Ventures	Economic Development Organization	Economic Development	Agency Consultation Workshop. Survey of Service Providers. The City will continue supporting economic-development programs.

Table 4 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Santa Barbara developed its Consolidated Plan through extensive consultation with housing, social and health service providers; local agencies/governments; and the Housing Authority of the City of Santa Barbara. The City is unaware of any Agency types relevant to the Consolidated Plan that were not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Santa Maria/Santa Barbara Continuum of Care	Central Coast Collaborative on Homelessness	Some of the organizations receiving Continuum of Care funds are supported with City CDBG and City General funds.
Santa Barbara 2015-2023 Housing Element	City of Santa Barbara Planning Division	The City recently updated its Housing Element for the 2015-2023 period. Key housing policies and programs from the Housing Element have been reflected within the Consolidated Plan.
Housing Authority of the City of Santa Barbara 2014-2019 Action Plan	Housing Authority of the City of Santa Barbara (HACSB)	HACSB's 5 Year Action Plan sets forth the Housing Authority's perspective on the community's housing needs and identifies the Authority's course to help address those needs over the next 5 years. The Consolidated Plan reflects the policies set forth in the Action Plan.

Table 5 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Santa Barbara notified the adjacent local governments of Carpinteria, Goleta and Santa Barbara County, of the availability of the draft Consolidated Plan for 45 day review and comment. The City continues to coordinate with the County Continuum of Care, the Housing Authority of the City of Santa Barbara and other local jurisdictions following the Collective Impact Model, as implemented through the Central Coast Collaborative on Homelessness (C3H).

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting

The City followed HUD's guidelines for citizen and community involvement in preparation of the Consolidated Plan and Action Plan. To encourage citizen participation in the preparation of the documents, the City undertook several activities as summarized below.

Housing and Community Development Needs Survey

In order to evaluate public opinion of specific housing and community development needs, the City utilized an on-line Needs Survey (in English and Spanish) in which the respondent was asked to rank the level of need for a particular service, capital improvement, and public benefit. Questions about specific needs were grouped into these areas:

- Housing Needs;
- Homeless Needs;
- Public Service Needs;
- Infrastructure Needs; and
- Economic Development Needs.

A total of 102 residents completed the Needs Survey. Survey responses were then totaled to provide an overall average need rating for each of the 36 identified activities. The top needs identified (in rank order) were as follows:

- New Affordable Rental Housing
- Mental Health Services
- Job Creation/Retention
- Acquisition/Rehabilitation of Apartments with Affordability
- Youth Services
- Senior Citizen Services
- New Affordable Ownership Housing
- Employment Training
- Emergency Shelter/Transitional Housing
- Services for the Homeless
- Health Care Services

Focus Groups

On November 23, 2014, key stakeholders and representatives of housing, homeless and social service organizations participated in two focus group meetings that covered the following:

- Barriers to affordable housing, community facilities, and services
- Housing, homeless and public service needs and gaps in service
- Community priorities

Attendees of the focus groups expressed the immediate needs to serve the community, with the overwhelming need for additional affordable housing opportunities most commonly cited

as Santa Barbara's priority need. Agencies were also provided a brief survey requesting input on priority needs and gaps in the services provided. The tabulated results of these surveys, along with a summary of the input received at each of the meetings, is included in Appendix C.

Community Meetings

The City conducted a Needs Assessment Public Hearing on September, 23 2014. The meeting was advertised in the Santa Barbara News-Press and noticed per the Ralph M. Brown Act. Invitations were also included as part of the Housing and Community Development Needs Survey.

In addition, four evenings of public interviews were held for all prospective applicants of CDBG and City Human Services funds on January 29 and February 3, 5, and 10.

All meetings were in the evening and held at locations convenient to citizens and program beneficiaries.

Citizen Participation Outreach Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Internet Outreach	Non-targeted/ broad community	A total of 102 Community Needs Assessment surveys were received.	See attached results in Appendix C.	N/A	N/A
Public Meeting	Minorities Non-English Speaking - Spanish Persons with disabilities Residents of Public and Assisted Housing	The Community Development and Human Services Committee, many of them active service providers and representatives of the targeted groups, held a public hearing (9/23/14) to solicit input on housing and community development needs.	Comments received focused on the need for more affordable housing, the need for prioritization for youth education programs; and the need for the continued allocation of public funds to service-providing organizations to help them leverage private funds.	All comments received were accepted.	N/A
Public Meeting	Housing and Service providers representing low/moderate income, special needs and homeless population	Fifteen individuals representing housing, homeless and service providers attended and participated in the two afternoon meetings (11/19/14)	See attached summary of comments in Appendix C.	All comments received were accepted.	N/A

Citizen Participation Outreach Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	Non-targeted/ broad community	A public meeting will be held before the City Council to present the draft 2015/16-2019/20 Consolidated Plan and initiate the 45 public review of the Draft Plan.	This information will be added after the public hearing is held.	N/A	N/A
Newspaper Ad	Non-targeted/ broad community	A newspaper advertisement will be made soliciting public comment on the draft 2015/16-2019/20 Consolidated Plan.	This information will be added after the close of the public comment period.	N/A	N/A
Public Meeting	Non-targeted/ broad community	A final public meeting will be held before the City Council for adoption of the 2015/16-2019/20 Consolidated Plan.	This information will be added after the public hearing is held.	N/A	N/A

Table 6 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Consolidated Plan's Housing and Community Development Needs Assessment was conducted in a variety of ways, including data review and analysis¹; consultation with housing, homeless and service providers, and City Departments; Community Needs Assessment Survey available on-line; and community meetings to take public input on community needs. Key findings of the Needs Assessment include:

- Housing overpayment is the most prevalent housing problem, with 81% of Santa Barbara's low and moderate income renter households (<80% AMI) facing a cost burden (>30% of income on housing costs), and 54% facing a severe cost burden (>50% of income towards housing). The impact of the high cost of rentals and low vacancy rates have contributed to a record long waiting list for housing assistance, with over 11,500 unique applicants on the Housing Authority's waiting list for Section 8, public housing and other affordable housing programs.
- The shortage of housing affordable to the local workforce results in approximately 30,000 workers commuting daily into Santa Barbara. A workforce with such a large percentage of commuters has negative impacts on the community's environmental, social and economic health.
- Household overcrowding is a far less significant problem than overpayment in Santa Barbara, and has decreased from 18% of all renters in 2000 to 10% as documented by the 2007-11 American Community Survey. However, certain neighborhoods continue to experience high levels of overcrowding.
- The Central Coast Collaborative on Homelessness (C3H) 2015 point in time survey encountered 893 homeless individuals within the City of Santa Barbara. By comparison, the City has an inventory of 687 emergency, transitional and permanent beds/units for homeless, reflecting a shortfall of over 200 beds. Homeless service providers cite the shortage of low barrier, short-term transitional housing units as the most significant gap in the continuum of care.
- The prevalence of health related conditions among the local homeless population such as substance abuse, mental health, and alcoholism necessitate strong support services to assist with these conditions.

¹ The American Community Survey (ACS), performed by the U.S. Census Bureau, is an ongoing Census statistical survey that samples a small percentage of the population every year, and publishes five year averages of this data. Many of the tables in the Consolidated Plan are "pre-populated" by HUD with data from the 2007-2011 ACS, and thus the City has utilized the 2007-2011 ACS as the primary data source throughout the Plan.

- The City's Capital Improvement Program (CIP) presents a comprehensive listing of planned and projected capital project needs based on various long-range plans, goals, and policies. Pursuant to the 2014-2019 CIP, the following general projects (within low and moderate income areas) have been identified in need of CDBG funds over the next five years:
 - ✓ Park and Neighborhood Center Improvements
 - ✓ Sidewalk improvements, including accessibility ramps
 - ✓ Bus shelters with solar lighting
 - ✓ Street lighting improvements
 - ✓ Railway Corridor safety fencing and graffiti-deterrent landscaping

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	92,325	88,192	-4%
Households	35,720	35,103	-2%
Median Income	\$47,498.00	\$63,401.00	33%

Table 7 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,035	4,115	5,095	3,190	18,670
Small Family Households *	890	1,355	1,395	1,040	7,220
Large Family Households *	190	290	385	195	990
Household contains at least one person 62-74 years of age	860	540	775	500	2,955
Household contains at least one person age 75 or older	645	920	995	310	1,865
Households with one or more children 6 years old or younger *	525	805	795	385	1,355
* the highest income category for these family types is >80% HAMFI					

Table 8 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	125	40	235	50	450	0	0	15	25	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	100	305	150	65	620	0	0	0	10	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	105	275	260	170	810	15	15	4	0	34
Housing cost burden greater than 50% of income (and none of the above problems)	1,870	1,900	985	185	4,940	595	545	425	390	1,955
Housing cost burden greater than 30% of income (and none of the above problems)	245	470	1,395	1,070	3,180	30	60	220	170	480
Zero/negative Income (and none of the above problems)	300	0	0	0	300	150	0	0	0	150

Table 9 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,200	2,515	1,630	475	6,820	605	560	445	425	2,035
Having none of four housing problems	640	640	2,115	1,765	5,160	140	395	905	530	1,970
Household has negative income, but none of the other housing problems	300	0	0	0	300	150	0	0	0	150

Table 10 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	590	1,135	970	2,695	140	105	150	395
Large Related	179	225	200	604	15	30	30	75
Elderly	640	590	465	1,695	345	385	410	1,140
Other	985	965	1,220	3,170	140	95	75	310
Total need by income	2,394	2,915	2,855	8,164	640	615	665	1,920

Table 11 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	515	750	395	1,660	140	105	115	360
Large Related	175	145	20	340	15	15	30	60
Elderly	540	485	245	1,270	315	325	260	900
Other	890	875	420	2,185	140	95	40	275
Total need by income	2,120	2,255	1,080	5,455	610	540	445	1,595

Table 12 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	185	510	285	180	1,160	15	0	4	0	19
Multiple, unrelated family households	0	75	110	60	245	0	15	0	10	25
Other, non-family households	30	0	15	0	45	0	0	0	0	0
Total need by income	215	585	410	240	1,450	15	15	4	10	44

Table 13 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 14 – Crowding Information

Data Source: 2007-2011 CHAS

Describe the number and type of single person households in need of housing assistance.

As described later under the Plan's Market Analysis (Section MA-10), approximately 38% of Santa Barbara's renters consist of one person households, whereas only 7% of the rental stock consists of studio (no bedroom) units. While one-bedroom units comprise an additional 37% of Santa Barbara's rental housing, high rental prices render these units unaffordable to single individuals. Not surprisingly, "other" households (non-senior, single-person households) are most impacted by renter cost burden, comprising 39% of Santa Barbara's 8,164 low and moderate income renters spending greater than 30% of income on housing costs. "Other" households are also most impacted by severe cost burden (spending greater than 50% of income on housing costs) among low and moderate income renters, comprising 40% of the total.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The Section 8 waiting list maintained by Housing Authority of the City of Santa Barbara (HACSB) includes 2,477 families with a disabled member, comprising 30% of the total wait list. Similarly, HACSB's public housing waiting list includes 2,224 families with a disabled member, comprising 32% of the total wait list. These statistics confirm the significant need for housing assistance among the City's disabled population.

Domestic Violence Solutions (DVS), the only full service domestic violence organization serving Santa Barbara County, operates a comprehensive system of three emergency shelters, two transitional housing facilities and multiple support services throughout the County. DVS reports that current domestic violence statistics indicate that violence against women and children is at epidemic levels, translating to a substantial need for housing assistance.

The Santa Barbara County District Attorney's Office reports that they are finding a need for housing resources for both minor and adult victims of sex trafficking. The Countywide Human Trafficking Task Force indicates that housing is one of the most pressing needs for this population.

What are the most common housing problems?

Based on the CHAS tables provided by HUD (extrapolated from 2007-2011 ACS data), the following summarizes two key housing problems in Santa Barbara:

- Among Santa Barbara's approximately 10,050 low and moderate income (<80% AMI) renter households, 8,164 (81%) face a cost burden of spending greater than 30% of income on rent. Over half of the City's low and moderate income renters face a severe cost burden, with 5,455 spending more than 50% of income on rent. As depicted in Figure 4, the greatest concentrations of renter overpayment (60-70% of all renters overpaying) exist in the greater Downtown, in the Mesa and Upper State neighborhoods, and in eastern Santa Barbara in the Eucalyptus Hill and Cielito

neighborhoods. Consultation with housing, homeless and public service providers identify the shortage of affordable rental housing as the most significant issue facing Santa Barbara's low and moderate income residents and workforce.

- Household overcrowding is a less pervasive issue than overpayment in Santa Barbara, and has decreased from 18% of all renters in 2000 to 10% a decade later (as documented by the 2007-2011 ACS). Among low and moderate income renters, Table 13 identifies 1,210 overcrowded households, comprising 12% of Santa Barbara's 10,050 low and moderate income renter households. However, certain neighborhoods continue to evidence high levels of renter overcrowding. As depicted in Figure 6, concentrations of renter overcrowding in excess of 30% occur in the following areas: west of Salinas Street, immediately north of the 101 Freeway (65% overcrowding); northwest of De La Guerra Street between San Andres Street and the 101 Freeway (42% overcrowding); and northwest of Montecito Street between Salispuedes Street and Milpas Street (31% overcrowding).

For homeless persons or persons at-risk of becoming homeless, the most significant problem is the lack of affordable rental housing. This problem has been compounded by decreases in funding available through Section 8 and HOME, and the loss of approximately \$3 to \$4 million in annual Redevelopment Housing funds. For chronically homeless persons and transitional age youth, there is an insufficient inventory of transitional housing and permanent housing with supportive services designed to meet the specific needs of these populations who often struggle with physical and mental health problems in addition to substance abuse issues.

Are any populations/household types more affected than others by these problems?

As reflected in Tables 11 and 12, "other" households (non-family and non-senior) are most impacted by renter cost burden, comprising 39% of Santa Barbara's 8,164 low and moderate income renters spending greater than 30% of income on housing costs. "Other" households are also most impacted by severe cost burden (spending greater than 50% of income on housing costs) among low and moderate income renters, comprising 40% of the total. As a group, low and moderate income small family renters, elderly renters and "other" renters all experience a cost burden of between 75% to 78%, with 66% of low and moderate income large family renters cost burdened.

Among extremely low income (less than 30% AMI) renters, large families (five persons or more) are most impacted by cost burden, with 98% spending more than 30% of income on rent, compared with 93% of small families, 75% of seniors, and 72% of "other" households.

Based on input from local service providers, low and moderate income populations particularly impacted by housing overpayment in Santa Barbara include single-parent families, persons suffering from a physical or mental disability, senior citizens, low-income downtown workers, and transitional age youth with dual/multiple diagnosis.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Rising rents in Santa Barbara have placed many lower-income persons at greater risk of homelessness. In particular, family households and single mothers are vulnerable due to the high costs associated with childcare. Rent increases have also hurt those with low-wage jobs. A lack of funding and limited Section 8 vouchers also places households at risk.

Low income (<50% AMI) renter households facing extreme cost burden (>50% income on rent) with low paying jobs or unemployed and with family members with serious health problems are at particular risk of becoming homeless.

The City utilizes some of its HOME entitlement for Tenant Based Rental Assistance (TBRA), and has awarded TBRA grants to the HACSB, Transition House and Casa Esperanza/PATH to provide permanent rental housing to special needs persons (homeless or imminently at risk of becoming homeless).

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

As shown in Table 12, an estimated 5,455 low and moderate income renter households and 1,595 owner households in Santa Barbara are paying more than half of their gross monthly income for housing costs. Food, transportation, healthcare, utilities and other costs reduce disposable income and the ability to save, and thus make these households vulnerable to eviction and homelessness if their income is suddenly reduced for any reason (e.g., job loss, cut in work hours or government benefits) or they encounter an unexpected expense (e.g., medical emergency, major car repair) or experience serious illness and cannot work.

Discussion

As discussed above, housing affordability is a critical issue among Santa Barbara's renter population. With over half low and moderate income (<80% AMI) renter households spending more than half their incomes on housing, severe housing cost burden is the most pervasive housing problem in the community. The need far exceeds the resources available through the

Consolidated Plan, and is further exacerbated by the loss of Redevelopment funding which has historically served as Santa Barbara's primary source of funds for affordable housing.

Factors contributing to the urgent need for affordable housing in Santa Barbara include:

- The shortage of affordable housing opportunities for the local workforce results in approximately 30,000 workers commuting daily into Santa Barbara. A workforce with a large percentage of commuters has negative consequences on the community's environmental, social and economic health. (Source: HACSB 2014-2019 Action Plan)
- Santa Barbara's population growth includes a high percentage of lower income, minority households, placing increased demand on limited affordable housing resources. (Source: HACSB 2014-2019 Action Plan)
- Senior citizens are projected to be the fastest growing age group over the 2010-2060 period, with the 65+ group representing almost two-thirds of the County's total population growth. This projected growth will demand more senior housing, both independent and assisted living, especially for those with little to no income. (Source: City of Santa Barbara 2014-2023 Housing Element)

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater housing need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following tables identify the presence of one or more housing problems among households of differing race/ethnicities and income levels, with the analysis that follows identifying any racial/ethnic group evidencing a disproportionate housing need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	3,685	490	255
White	2,300	250	180
Black / African American	65	10	0
Asian	120	20	15
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	1,145	185	60

Table 15 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	3,115	680	0
White	1,735	420	0
Black / African American	25	20	0
Asian	75	8	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,245	235	0

Table 216 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	3,935	1,550	0
White	2,160	1,090	0
Black / African American	80	15	0
Asian	105	40	0
American Indian, Alaska Native	20	0	0
Pacific Islander	25	0	0
Hispanic	1,460	375	0

Table 317 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/ negative income, but none of the other housing problems
Jurisdiction as a whole	2,170	1,235	0
White	1,295	845	0
Black / African American	50	50	0
Asian	105	19	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	710	295	0

Table 18 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Tables 15-18 above identify the presence of one or more housing problems (lacks complete kitchen, lacks complete plumbing, overcrowding at > 1 person per room, or overpayment at > 30%) for different racial/ethnic group within a given income category. The following summarizes the results of these CHAS tables, and identifies groups experiencing disproportionate housing need in Santa Barbara.

Extremely Low Income (0-30% AMI)

- 88% of extremely low income households in Santa Barbara have one or more housing problems, ranging from 86% to 100% by racial or ethnic group.
- The highest incidence of housing problems (100%) is experienced by Pacific Islanders, representing a disproportionate need based on the CHAS data provided by HUD. However, at just 10 households, the total number of extremely low income Pacific Islander households in Santa Barbara is minimal, representing just 0.2% of the total 4,430 extremely low income households in the City.
- While the *number* of extremely low income Hispanic households experiencing housing problems is high at 1,145 households, the *incidence* of housing problems does not meet the definition of disproportionate need, with 86% of Hispanic households compared to 88% of all extremely low income households experiencing one or more housing problems.

Low Income (30-50% AMI)

- 82% of low income households in Santa Barbara have housing problems, ranging from 56% to 90% by racial or ethnic group.
- HUD's CHAS data indicates Asians have the highest incidence of housing problems (90%), though at 83, the actual number of such low income households is limited.

Moderate Income (50-80% AMI)

- 72% of moderate income households in Santa Barbara have housing problems, ranging from 67% to 100% by racial or ethnic group.
- HUD's CHAS data identifies a disproportionate housing need among American Indians (100%), Pacific Islanders (100%), and African Americans (84%). Combined, these three racial groups comprise just 140 households, representing less than 3% of the City's total 5,485 moderate income households.
- Though not a disproportionate need compared to the Citywide average, a significantly greater incidence of moderate income Hispanic households (80%) are impacted with housing problems than White households (67%).

Median Income (80-100% AMI)

- 64% of all households in Santa Barbara in the median income bracket have housing problems, ranging from 50% to 85% by racial or ethnic group.
- Asian households evidence the highest incidence of problems (85%) and represent a disproportionate need. Asian households represent 4% of all households in this income category.
- At 71%, median income Hispanic households experienced a greater incidence of housing problems compared to White households.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater housing need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following tables identify the presence of *severe* housing problems among households of differing race/ethnicities and income levels, with the analysis that follows identifying any racial/ethnic group evidencing a disproportionate housing need.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,285	890	255
White	2,085	470	180
Black / African American	65	10	0
Asian	120	20	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	975	360	60

Table 19 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,435	1,365	0
White	1,480	675	0
Black / African American	25	20	0
Asian	30	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	865	615	0

Table 20 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,855	3,635	0
White	935	2,310	0
Black / African American	35	60	0
Asian	65	80	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	25	0
Hispanic	740	1,090	0

Table 21 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	875	2,530	0
White	540	1,600	0
Black / African American	35	65	0
Asian	20	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	275	730	0

Table 4 22 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Tables 19-22 above identify the presence of one or more *severe* housing problems (lacks complete kitchen, lacks complete plumbing, overcrowding at > 1.5 person per room, or overpayment at > 50%) for different racial/ethnic group within a given income category. The following summarizes the results of these CHAS tables, and identifies groups experiencing disproportionate housing need in Santa Barbara.

Extremely Low Income (0-30% AMI)

- 79% of all extremely low income households in Santa Barbara experience one or more of the identified severe housing problems, ranging from 0% to 87% by racial or ethnic group.
- While no racial or ethnic group evidenced a disproportionate need, African American and Asian households exhibited the highest incidence of severe housing problems at 87%, compared to 82% for White and 73% for Hispanic households.

Low Income (30-50% AMI)

- 64% of low income households in Santa Barbara have severe housing problems, ranging from 35% to 69% by racial or ethnic group.
- Similar to extremely low income households, low income Hispanic households evidence a lower incidence of severe housing problems (58%) than do White households (69%) in Santa Barbara.

Moderate Income (50-80% AMI)

- 34% of moderate income households in Santa Barbara have severe housing problems, ranging from 0% to 100% by racial or ethnic group.
- Two racial groups evidence a disproportionate housing need: Asians at 45% and American Indians at 100%. Asian households represent less than 3% and American Indian households represent less than 1% of the approximately 5,500 households in this income category.

Median Income (80-100% AMI)

- 26% of median income households in Santa Barbara experience severe housing problems, ranging from 16% to 35% by racial or ethnic group. No group evidences a disproportionate housing need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,915	8,760	8,565	295
White	12,995	5,445	5,745	220
Black / African American	360	95	180	0
Asian	555	390	235	15
American Indian, Alaska Native	30	0	20	0
Pacific Islander	0	35	0	0
Hispanic	3,735	2,695	2,220	60

Table 523 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

A disproportionately greater housing need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. Table 23 above identifies cost burden for each racial and ethnic group in Santa Barbara, including no cost burden (<30% income towards housing), cost burden (30-50%), severe cost burden (>50%), and not computed due to no/negative income. According to the CHAS data on which this table is based, 25% of Santa Barbara households experience a cost burden, with an additional 24% experiencing a severe cost burden. In comparison with this citywide average, American Indian and Pacific Islander experience disproportionate housing cost burdens. However, with a total of just 50 American Indian households and 35 Pacific Islander households identified as residing in Santa Barbara by the 2007-2011 American Community Survey (ACS), combined with the sampling methodology utilized by the ACS, the results for such a small sample size are less than statistically significant.

Santa Barbara's primary racial and ethnic groups are Whites and Hispanics, which comprise 67% and 25% of the City's households, respectively. While not a disproportionate need in comparison to the Citywide average, the incidence of housing overpayment (>30% income) among Hispanic households (57%) is significantly above that for White households (47%).

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The analysis of housing problems and severe housing problems in sections NA-15 and NA-20 identify Pacific Islander, American Indian and African American households as evidencing a disproportionate housing need. Tables 24A and 24B below identify the specific income categories among these racial groups where disproportionate need is apparent:

Income Category	% Households with Housing Problems (# Households with Housing Problems)				
	Citywide	Pacific Islanders	American Indians	African Americans	Asians
0-30%	88% (3,685)	100% (10)	--	--	--
30-50%	82% (3,115)	--	--	--	--
50-80%	72% (3,935)	100% (25)	100% (20)	84% (80)	--
80-100%	64% (2,170)	--	--	--	85% (105)

Table 24A – Housing Problems: Greater Disproportionate Need

Income Category	% Households with Severe Housing Problems (# Households with Severe Housing Problems)				
	Citywide	Pacific Islanders	American Indians	African Americans	Asians
0-30%	79% (3,285)	--	--	--	--
30-50%	64% (2,435)	--	--	--	--
50-80%	34% (1,855)	--	100% (20)	--	45% (65)
80-100%	26 (875)	--	--	--	--

Table 24B – Severe Housing Problems: Greater Disproportionate Need

As indicated in the above tables, the actual number of households within these three racial groups identified by the HUD CHAS data as experiencing disproportionate housing problems is extremely limited. As previously mentioned, given this small number of households, combined with the sampling methodology utilized by the American Community Survey, results in such a small sample size that the results are less than statistically significant.

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

To show where different racial and ethnic groups are located in Santa Barbara, Figures 7, 8 and 9 (located in Appendix B) depict the relative numbers of Hispanic, Asian and African American residents by census block group. The following summarizes each map.

- Hispanic residents comprise 38% of Santa Barbara's population, totaling approximately 33,600 persons (2010 Census). As depicted in Figure 7, areas with the highest Hispanic populations are generally in Westside/Lower West neighborhoods, and Eastside/Lower East neighborhoods. A comparison with Figure 2 indicates these areas correspond to the City's low and moderate income census block groups.
- The 2010 Census identifies approximately 2,900 Asian residents in Santa Barbara, comprising just 3% of the City's population. Though still relatively limited in number, neighborhoods with the highest numbers of Asian residents include northwest Santa Barbara, and the Mesa neighborhoods (refer to Figure 8). Fewer than 1,200 African Americans reside in Santa Barbara, comprising just 1% of the population. While no neighborhoods have high African American populations, Figure 9 depicts two areas with a higher than average number of African American residents: East Beach and Lower East neighborhoods.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the City of Santa Barbara (HACSB) is the local public agency providing safe, decent, and high-quality affordable housing and services to eligible persons. The Housing Authority is considered a high performer by HUD, and currently provides 316 HUD assisted public housing units. The HACSB also manages 2,366 Section 8 Housing Choice Vouchers in the community, of which 2,190 are leased. Senior citizens comprise 43 percent of voucher holders, and 44 percent of voucher holders have a family member who is disabled.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers	Project - based	Tenant - based	Special Purpose Voucher		
				Total			Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	316	2,366 is HACSB's total budget authority. Of this, 2,190 are leased.	403	1,787	0	9	77

Table 625 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: Housing Authority of the City of Santa Barbara (HACSB), October 2014.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	25,050	16,917	22,480	17,107	0	12,617
Average length of stay	0	0	12	7	1	7	0	5
Average Household size	0	0	2	1	2	1	0	3
# Homeless at admission	0	0	1	21	0	21	0	0
# of Elderly Program Participants (>62)	0	0	206	668	1	665	0	0
# of Disabled Families	0	0	59	686	0	611	0	2
# of Families requesting accessibility features	0	0	473	2,030	2	1,942	0	9
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 26 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	431	1,788	1	1,713	0	7	67
Black/African American	0	0	25	133	1	124	0	2	6
Asian	0	0	12	49	0	49	0	0	0
Amer Indian/Alaska Native	0	0	4	48	0	44	0	0	4
Pacific Islander	0	0	1	12	0	12	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 27 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	319	807	0	793	0	3	11
Not Hispanic	0	0	154	1,223	2	1,149	0	6	66
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 28 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Currently, the Housing Authority has 55 applicants on the Public Housing waiting list who are in need of an accessible unit. One applicant is in need of a studio unit, 46 are in need of one-bedroom units, seven are in need of two-bedrooms, and one is in need of a three-bedroom unit. The average income of these families is \$13,376.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Safe, decent, affordable housing.

How do these needs compare to the housing needs of the population at large

High rents and low vacancy rates in Santa Barbara effect the population at large, not just low and extremely low income residents. The increase in home prices has led to a decline in housing affordability in the Santa Barbara South Coast, contributing additional demand for rental housing. Rents are at record high levels and competition has become extreme.

Discussion

The impact of the high cost of rentals and low vacancy rates is evidenced in the increase in renter overpayment over the past decade. The 2007-2011 American Community Survey (ACS) documents 58 percent of renters spending greater than 30 of their income on rent, compared to 52 percent in 2000. Furthermore, the ACS documents 14.2 percent of the City's population as below the poverty level. These conditions have contributed to a record long waiting list for housing assistance, with over 11,500 unique applicants on the Housing Authority's wait list for Section 8, public housing and other affordable housing programs. HACSB waiting list data confirms the need to assist a variety of family needs for different demographics, including special needs populations that are disabled and/or homeless, as well as the expanding need to serve the growing senior citizen population.

NA-40 Homeless Needs Assessment – 91.205(c)

The Central Coast Coalition on Homelessness (C3H) coordinates the biennial Point in Time (PIT) homeless survey in Santa Barbara County. C3H is a countywide collaborative effort of homeless service agencies, elected representatives, community leaders and advocacy groups formed to prevent homelessness and to support the expansion of housing and self-sufficiency for the homeless. Data collection and performance evaluation countywide is an important aspect of this effort and the collaboration has formed a data subcommittee to identify the best way to obtain an unduplicated count of homeless persons, understand patterns of service use, and measure the effectiveness of homeless programs under this new model of collective impact.

Under the direction of staff from C3H, on January 28 and 29, 2015, over 600 trained volunteers were deployed to physically count the homeless population in neighborhoods throughout Santa Barbara County, encompassing individuals in shelters, vehicles and in street locations. The January 2015 Point in Time count enumerated 1,455 homeless individuals in the County, a similar number of homeless persons encountered in both the 2013 and 2011 surveys. Within the City of Santa Barbara specifically, 893 homeless persons were counted in 2015, compared to 946 in 2013 and 1,040 in 2011.

As of the writing of this Consolidated Plan, the detailed breakdown of sheltered and unsheltered homeless characteristics was not yet available from the 2015 Point in Time Count. Therefore, the required homeless needs assessment information provided in Table 29 is based on the 2013 Point in Time Count from the Santa Barbara/Santa Maria Continuum of Care. In summary, the 2013 Point in Time study and concluded that 1,882 homeless persons lived in the county in January 2013. Of the 1,882 individuals, 904 were sheltered and 978 were unsheltered. Additionally, 259 were children under the age of 18, 110 were persons between the ages of 18 and 24, and 1,513 were over the age of 24. Subpopulations of the homeless person encountered include 693 chronically homeless, 124 veterans, 336 with severe mental illness, 724 had chronic substance abuse, 4 with HIV/AIDS, and 352 were victims of domestic violence.

Table 29 - 2013 Point-In-Time Summary for Santa Barbara/Santa Maria Continuum of Care

Population	Estimate # Experiencing Homelessness on a Given Night		Estimate # experiencing homelessness each year	Estimate # becoming homeless each year	Estimate # exiting homelessness each year	Estimate # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in HH with Adults & Children	110	308				
Persons in HH with only Children	0	5				
Persons in HH with only Adults	868	591				
Chronically Homeless	436	257				
Veterans	76	48				
Unaccompanied Youth	0	5				
Persons with HIV	3	1				

Since 2011, a Vulnerability Survey (VI-SPDAT - Vulnerability Index Service Prioritization Decision Assistance Tool) has been administered in conjunction with the Point in Time Count in Santa Barbara County to gather additional self-reported information on persons experiencing homelessness. The goal of the Vulnerability Survey is to effectively address homelessness through:

- Knowing every person experiencing homelessness by name.
- Carefully assessing the health and housing needs of every person experiencing homelessness.
- Rigorously tracking and measuring progress on an ongoing basis, making adjustments of track and improve performance.
- Targeting resources to the most vulnerable individuals and families, quickly and predictably.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Reliable estimates are not available for the number of persons becoming homeless and exiting homeless each year, or for the number of days persons experience homelessness in Santa Barbara. Among the 840 homeless individuals that completed Vulnerability Surveys in the Santa Barbara County 2015 Point in Time count, the average length of time being homeless was 5.5 years. Approximately 15% of survey respondents identified as being Veterans, with an 8.3 year average length of homelessness. Families with children responding to the survey were homeless for an average of 3.3 years.

Nature and Extent of Homelessness by Racial and Ethnic Group – Data not available

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2013 Vulnerability Index Survey Results provides information on “vulnerable families,” defined as families experiencing residential instability, have stayed in multiple places, or had a pattern of recurrent shelter use. Of the 182 family surveys gathered, 122 were deemed vulnerable (51 were from Santa Barbara, specifically); however, the Santa Barbara County Education Office reports there is a much higher rate of family homelessness than captured through the VI Survey.

On average, vulnerable families were homeless for 3.3 years, with the head of household being 37.5 years old. Forty-five were male head of households, and 77 were female. The survey also reported that 60 percent of vulnerable families had a head of household with substance abuse conditions, 53 percent had mental health conditions, 33 percent were victims of physical and sexual abuse, and 2 percent were victims of domestic violence.

The survey also reported 149 children lived among the 122 vulnerable families. Of the 149 children, 19 percent, or 28, were under one years old. Thirty-eight percent, or 56 children were under 6 years old, and 10 percent had serious medical conditions.

As indicated previously, approximately 15% of the 840 vulnerability surveys from the 2015 Point in Time count identified as being Veterans, with an 8.3 year average length of homelessness. This reflects the longest time of homelessness of any group measured.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Data not available.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Among the 840 completed Vulnerability Index Surveys (VI-SPDAT) completed Countywide in 2015, 344 were sheltered homeless, 454 were unsheltered, and 42 were “Other.” The County’s sheltered homeless included 286 that reported sleeping in a shelter; 25 that double up, 8 living in SRO’s, and 25 in transitional housing. Of the unsheltered who responded to the

VI Survey, 319 live on the street, while 135 reported living in their vehicles. These results reflect an increase in self-reported street homelessness compared to 2011 and 2013.

The average age of a homeless person in Santa Barbara County is 43 years, with 83 being the oldest person surveyed. Homeless respondents also reported that the average time they have been homeless is 5.5 years. Thirty-five percent of 2015 Survey respondents self-report experiencing domestic violence, and 57 percent report being victims of violence or trauma. Homeless respondents report a high rate of incarceration, with 73 percent reporting being jailed and 26 percent report being imprisoned. Sixteen percent of survey respondents reported having come from the Foster Care system.

Discussion

The 2015 Point in Time Survey identifying 893 homeless individuals within the City of Santa Barbara, coupled with the data in MA-30 reporting 687 total emergency, transitional, and permanent beds/units for homeless persons suggest a shortfall of over 200 beds for homeless persons, particularly for families. The prevalence of health related conditions such as substance abuse, mental health, alcoholism, and other issues experienced by homeless persons also suggest a need for public services to assist with these conditions. Public outreach to housing and homeless service providers conducted in support of the Consolidated Plan echoes this need. Of the input gathered from the housing and homeless providers, identified needs were prioritized as follows:

1. More mainstream assisted housing, such as Housing Choice Vouchers
2. Permanent supportive housing for persons with disabilities
3. Better coordination with mental health service providers
4. More or better paying employment opportunities
5. More employment training programs
6. More substance abuse services

Housing and homeless providers also identified the following gaps in the Continuum of Care:

1. Shortage of transitional housing, including for homeless youth and hospital discharge patients
2. Shortage of affordable housing, including rental assistance. Barriers from landlords unwilling to rent to homeless, requiring three times the rent in income
3. Need for improved service coordination, outreach, and follow-up services
4. Need for more mental health support
5. Lack of subsidized transportation for seniors
6. Inadequate food subsidies for the poor

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Certain segments of the population may have greater difficulty finding adequate and affordable housing due to their unique special needs and circumstances. Such circumstances range from fixed incomes to limited mobility to the need for supportive services. The groups that categorically fall under special needs are the elderly and frail elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with substance abuse problems. These groups represent a significant part of Santa Barbara's population, and efforts must be made to ensure that decent, affordable and accessible housing is available to all such special needs populations.

Describe the characteristics of special needs populations in your community:

Elderly

The elderly and frail elderly special needs population (age 65 and above) comprise 12,575 residents in Santa Barbara (14.2%), reflecting a greater proportion of seniors in comparison with Santa Barbara County (12.8%) and California as a whole (11.4%). The number and proportion of elderly is projected to continue to increase over the coming decades due to the aging of the "Baby Boom" generation and longer life expectancies, increasing the demand for senior housing, both independent and assisted living, especially for those with little or no income. While more than half of Santa Barbara's seniors own their own home (59%), a substantial proportion (41%) are renters, and thus are particularly vulnerable to rent increases due to their lower fixed incomes (source: 2010 Census). CHAS data compiled by HUD identifies 46 percent of senior renter households in Santa Barbara as low income (<50% AMI), with over one-quarter extremely low income (<30% AMI). Approximately 34 percent of elderly residents have some type of disability, which may limit their abilities to live independently.

The housing needs of the elderly include affordable housing located near transportation and services, home maintenance assistance, and various levels of supportive housing. For seniors remaining in their homes, they may require ramps, handrails, lower cabinets, and counters to facilitate greater access and mobility, and a variety of services to support independent living.

Persons with Disabilities

Approximately ten percent of Santa Barbara's population, or 8,868 persons, report having some type of disability (source: 2009-13 American Community Survey). Of the City's disabled population, nearly half are senior citizens. Of the 4,424 remaining non-senior disabled persons:

- 42% have cognitive disabilities
- 41% have ambulatory disabilities
- 25% have difficulty living independently
- 20% have hearing difficulty
- 18% have vision difficulty
- 13% have difficulty with self-care

Depending on the nature and extent of the disability, the housing needs of persons living with disabilities include accessible housing, supportive housing, and community care facilities. Another serious problem that people with disabilities face is one of housing affordability, identified as the #1 priority need among local special needs service providers participating in the Consolidated Plan survey (refer to Appendix C for the complete survey results). With nearly 2,500 families with a disabled member on HACSB's Section 8 waiting list (comprising 30% of the total wait list), the unmet housing needs of the disabled population are significant. Table 49 in Section MA-35 identifies existing housing in Santa Barbara serving persons with various types of disabilities, totaling 172 units/beds.

Victims of Domestic Violence

Individuals fleeing domestic violence are generally women and children. It is difficult to estimate the number of victims of domestic violence, as many victims do not call the police or seek services. In the last three years, the local domestic violence shelter served an average of 128 women and children in Santa Barbara each year. Women between the ages of 18 and 44 are at an increased risk for domestic violence, with lower-income and immigrant women particularly vulnerable to abuse. This needs group needs transitional housing with counseling and supportive services.

Persons with HIV/AIDS

Persons with HIV/AIDS are considered a special needs group due their need for affordable housing, health care, counseling and other supportive services. The Santa Barbara County Department of Health tracks AIDS cases, and reports that as of 12/31/13, a cumulative total of 914 cases of AIDS have been diagnosed in Santa Barbara County, with 544 of these County residents having died of AIDS (59.5%). Over three-quarters of those diagnosed with AIDS live within the South Coast portion of the County.

Short-term housing needs for persons with AIDS – many of whom face homelessness - may include hospice facilities, shelters or transitional housing. Long term needs include affordable housing in close proximity to public transportation and health care facilities.

Alcohol/Other Drug Abuse

According to the National Council on Alcoholism and Drug Dependence, 18 million Americans suffer from alcohol dependencies, while five to six million Americans suffer from drug addictions. Furthermore, more than nine million children live with a parent dependent on alcohol and/or illicit drugs. Santa Barbara Police Department records indicate that in 2014, 32% of all violent crimes and 9% of traffic accidents were related to drug and alcohol use.

People who suffer from alcohol/other drug abuse require counseling and rehabilitation services, and may also need recovery homes or transitional sober living facilities. The extreme shortfall between the need for detoxification/rehabilitation facilities and beds in Santa Barbara, and the actual number of spaces available has been cited numerous times by many groups in the community.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and service needs are addressed under each group heading in the prior section. Available facilities and services addressing the needs of each special needs group are presented in Section MA-35: Special Needs Facilities and Services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Based upon the Santa Barbara County Health Department's HIV/AIDS Reporting System (HARS), as of 12/31/13, a cumulative total of 914 cases of AIDS have been diagnosed in Santa Barbara County. The population is mostly male (89%) and the majority of cases were either White or Latino (61% and 30%, respectively), with African Americans comprising 8 percent of the total 914 cases. In terms of age distribution, the majority of diagnosed individuals were between 30-39 years (40%), followed by 40-49 years (27%), 20-29 years (17%), 50-59 years (11%) and 60+ years (4%).

The County's 2013 HARS Report identifies 377 living resident AIDS cases in the County, with the majority (63%) residing in South County. Those living with AIDS differ from the total 914 diagnosed AIDS cases in several ways. The racial distribution is more balanced between Whites and Latinos (48% and 45% respectively), with a lower proportion of African Americans (5%). And those living with AIDS are on average much older, with the majority of individuals now between 50-59 years (38%), followed by 40-49 years (31%), and age 60+ (16%).

Discussion

There is a small but significant population of non-homeless special needs persons in the City. Particular attention should be paid to elderly and disabled populations. Seniors 65 and over make up 14.2% of the population in the City. It's notable that the elderly population in Santa Barbara is higher compared to the proportion of seniors in Santa Barbara County and Statewide.

In addition, nearly half of the elderly population in Santa Barbara is comprised of renters, and half are of low-income or below. This could become problematic as the population continues to grow older, given the high cost of housing locally.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

In the spring of 2014, the City Council appointed an Infrastructure Committee to conduct public outreach on Santa Barbara's unfunded infrastructure needs. The purpose of this outreach was to inform the community about the condition of the City's streets, parks, and facilities; to review why less funding is available for infrastructure needs; and to learn about the community's interests and priorities to repair and upgrade various facilities. A total of 17 meetings were held in throughout the community, and an informal survey tool was used to gather ideas and suggestions on how to prioritize funding and plan for the future of the City's infrastructure. A total of 493 surveys were received, with respondents identifying the following top priorities for infrastructure upgrades, modernization or replacement:

- Street and pavement maintenance
- Police station
- Sidewalks

Based on the survey results and numerous suggestions from the community, the City Council Infrastructure Committee recommended the following next steps:

- 1) Expand public/private partnerships to fund improvements for libraries, park and recreation facilities, and community centers;
- 2) Review Municipal Code and insurance requirements to allow more flexibility for philanthropy; and
- 3) Continue public outreach to gather more information about specific funding options related to top infrastructure priorities, including a possible ballot measure, by conducting a formal polling effort and convening a community meeting.

Since the public outreach effort was focused on starting the conversation with the public about infrastructure needs and priorities, the Committee determined that the next step would be surveying the public to gauge their interest in pursuing specific options to fund basic infrastructure improvements. To gather this input with a scientifically valid survey tool, at their January 27, 2015 meeting, City Council directed staff to initiate the process to hire a consulting firm to conduct a formal community poll.

Describe the jurisdiction's need for Public Facilities:

The City's 2014-2019 Capital Improvement Plan identifies the following public facility projects in need of CDBG funding over the next five years:

- **Cabrillo Ball Field Improvements:** This project includes proposals for various enhancements over the next 3-6 years to improve the ball field and enhance recreational opportunities. Cabrillo Ball Field is the City's premier softball field and could be further developed for additional park and recreation purposes. Improvements proposed include the installation of a home run fence and mow strip. The addition of fencing will support development of additional recreation opportunities such as

children/adult play areas. Park lighting, restroom renovations, and landscaping enhancements may also be pursued.

- Franklin Center Improvements: Improvements to include; 1) installing outdoor benches; 2) installing five metal trashcans; 3) replacing flooring in custodial closet with coved flooring per Santa Barbara County Health Department restaurant standard regulations.
- Neighborhood/Community Park Enhancements: The purpose of this project is to install park improvements that promote active recreational use of neighborhood parks and ball fields. Improvements could include basketball courts, walking paths, and adult-oriented outdoor exercise equipment. Potential parks for these improvements include Eastside Neighborhood Park, Cabrillo Ball Field, Ortega Park, and Dwight Murphy Ball Field.
- Park/Facility Security Enhancements: Design and install fencing and energy efficient lights to improve safety and visibility in Bohnett Park, Sunflower Park, and Parque De Los Ninos.
- Westside Center ADA Restroom: Proposal involves tenant improvements at the Westside Center to provide an ADA accessible restroom.

How were these needs determined?

The City of Santa Barbara's Capital Improvement Program (CIP) forecasts capital needs over a six-year period based on various long-range plans, goals, and policies. The plan presents a comprehensive listing of planned and projected capital project needs which have been identified by City staff for the six-year planning period. The CIP document includes both funded projects and unfunded needs, and it is updated every two years.

The goals of the CIP are to:

- Provide a balanced program for capital improvements given anticipated funding revenues over a six-year planning period;
- Illustrate unmet capital needs based on anticipated funding levels; and
- Provide a plan for capital improvements which can be used in preparing the Capital Budget for the coming fiscal year.

Santa Barbara's FY 2014-2019 CIP was developed with input and requests from a litany of sources, including the City Council, boards and commissions, and community members and considers projects identified in adopted plans and policy documents. The CIP is ultimately approved by the City Council and is the basis for preparation of the City's annual CIP budget.

Proposed CDBG projects within the CIP are typically identified by the Neighborhood Improvement Task Force and Neighborhood Advisory Council. The Neighborhood Improvement Task Force (NITF) was created in 2004 following the growing awareness of issues in problem areas and feedback from the Neighborhood Advisory Committee, Housing Element Update and Historic Preservation Committee hearings and community feedback raised during Council campaigns. The challenge was to improve services within existing City resources. The NITF includes staff from the Public Works, Parks and Recreation, Community Development, Fire and

Police Departments, and work with the Neighborhood Center Advisory Committees, Westside and Eastside Study Groups and Looking Good Santa Barbara to identify priority neighborhoods and inventory resources, and to identify opportunities for capital improvement and other projects. The focus is on neighborhoods with deficient infrastructure and services and encourages volunteer efforts by residents and community groups.

In 2010, the Santa Barbara City Council created the Neighborhood Advisory Council (NAC) to support resident focus on neighborhood issues. The NAC is made up of 13 members, eight of which represent the following neighborhoods: Westside, Lower Westside, West Downtown, Eastside, Lower Eastside, and Laguna. The remaining five members are members at large and may reside in any area of the City. The NAC provides guidance and operation assistance to the City Council, Parks and Recreation Commission, and the Parks and Recreation Department in the provision of neighborhood services for City residents. The NAC also establishes priorities for capital program needs and presents recommendations as necessary to City departments and the Neighborhood Improvement Task Force.

Describe the jurisdiction's need for Public Improvements:

The City's 2014-2019 Capital Improvement Plan identifies the following public improvement projects in need of CDBG funding over the next five years:

- Access Ramps for Westside and Eastside Neighborhoods: This project proposes to construct sidewalk and access ramps in the Westside and Eastside neighborhoods. The ramp style will vary between dual directional, one-way directional, and diagonal depending on the location of the map.
- Bus Shelters for Westside and Eastside Neighborhoods: The City and the Santa Barbara Metropolitan Transit District (MTD) proposes to install bus shelters, including solar lighting, along various locations within Westside, Lower Westside, and Eastside neighborhoods.
- Fencing Near Carrillo/Highway 101: CDBG funds may be used to install fencing to minimize access into the Caltrans and Union Pacific Railroad right of way to those who are using it as an area to conduct illegal activity and for encampments. This area is located behind low income housing developments.
- Sidewalk Infill in Eastside and Westside Neighborhoods: Proposal includes the design of sidewalk infill and construction over a two year period.
- Streetlights – Eastside Neighborhood Lighting Plan: The project includes the design to install all electrical circuitry and LED street lighting components to provide well-lit streets, improving pedestrian and vehicular safety.
- Streetlights – Lower Westside/Westside Neighborhood Lighting Plan: The project includes the design to install all electrical circuitry and LED street lighting components to provide well-lit streets, improving pedestrian and vehicular safety.
- Union Pacific Railroad Corridor – Fencing: Provide fencing along portions of the Union Pacific (railroad) Corridor. Many neighborhoods throughout Santa Barbara run adjacent

to railroad property and have no physical or natural barriers between the railroad corridor and the subsequent activity created in these areas.

- Union Pacific Railroad Corridor – Landscaping: The project involves planting vines on walls adjacent to the Union Pacific Railroad right of way to deter graffiti.
- West Figueroa Street (500 Block) –Curb, Gutter, and Sidewalk Project: Proposal includes the design and installation of curb, gutter, and sidewalk on north and south sides of the 500 Block of West Figueroa Street, between Highway 101 and San Pasqual Street.

How were these needs determined?

Like the needs for public facilities, public improvement needs and projects were identified through the City's 2014-2019 Capital Improvement Plan process.

Describe the jurisdiction's need for Public Services:

The City's Community Development Block Grant (CDBG) and Human Services programs provide grants to local agencies for a wide range of housing, human and community service programs, and capital improvement projects. From 2007 to 2014, approximately \$12 million in grants were distributed to support thousands of people through non-profit community organizations and City programs. These programs strive to meet the needs of children, families, seniors and disabled persons, homeless, victims of domestic violence and others seeking assistance.

Public outreach to service providers conducted in support of the Consolidated Plan identified Santa Barbara's most critical needs as:

1. Affordable housing, including for families that live in overcrowded conditions, and supportive housing
2. Economic development, specifically the expansion of employment opportunities for those without a college degree, persons with disabilities, and youth
3. General support services including clothing and food for lower income populations, group support, and capacity building
4. Mental health services for persons living with mental illness and behavioral issues (due to brain injury), counseling, and programs to integrate into the community
5. Health services including affordable health care, and programs supporting healthy living for persons in poverty
6. Affordable child care services
7. Affordable transportation services
8. Youth services and youth facilities during non-school hours and holidays, and access to low cost facilities for families and youth

How were these needs determined?

Proposals that facilitate housing for low and moderate income persons, revitalize neighborhoods, strengthen or expand public or social agencies to facilitate low and moderate income housing, and economic development which leverage financial resources to create or

retain jobs for low and moderate income persons, have historically been core concerns of the City of Santa Barbara. Needs were also determined through consultation with social service providers active in Santa Barbara who provided extensive input on the needs of the populations they serve.

Housing Market Analysis

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Table 30 presents the City's housing unit mix, as documented by the 2007-2011 American Community Survey (ACS). The City has approximately 38,200 housing units, representing a net increase of roughly 1,000 units since 2000. Single-family detached and attached homes remain the predominant housing type (56%), followed by multi-family units (43%), and mobile homes, boats, RVs and vans (1%). The breakdown in unit mix has been very consistent over the past 30 years, reflecting the City's age and historic development patterns.

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. As indicated in Table 31, the 2007-2011 ACS identifies 58% of Santa Barbara's households as renters, reflecting no change in the proportion of renters from the 2000 Census. At 42%, the City has a lower rate of homeownership than the County as a whole (53%), in part a reflection of overall high housing prices in the South Coast region. Additionally, it is interesting to note that while 56% of the City's housing stock are single-family homes, only 42% of units are owner-occupied, indicating many single-family homes are part of the rental housing stock.

.Another important characteristic of the City's housing supply is the size of units with respect to the number of bedrooms. Large households, defined as households with five or more members, generate the need for units with three or more bedrooms. With 19% of Santa Barbara's rental stock consisting of units with three or more bedrooms, compared to less than 10% of renter households having five or more members, the supply of large rental units appears to be sufficient to accommodate renter households, though they may not be affordable, particularly since many of these large rental units are likely single-family homes.

As for single-person households, approximately 38% of the City's renters consist of one person households, whereas only 7% of the rental stock consists of studio (no bedroom) units. While one-bedroom units comprise an additional 37% of Santa Barbara's rental housing, high rental prices render these units unaffordable to single individuals. In summary, the need for small rental units far exceeds that for units with three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,874	47%
1-unit, attached structure	3,561	9%
2-4 units	5,652	15%
5-19 units	7,042	18%
20 or more units	3,632	10%
Mobile Home, boat, RV, van, etc	420	1%
Total	38,181	100%

Table 30 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	13	0%	1,476	7%
1 bedroom	692	5%	7,455	37%
2 bedrooms	4,009	27%	7,625	37%
3 or more bedrooms	9,971	68%	3,862	19%
Total	14,685	100%	20,418	100%

Table 31 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As of July 2014, there are over 5,600 affordable housing units in the City of Santa Barbara, of which about 5,068 or 90 percent are affordable rental housing units. 2,186 of these affordable rental housing units involve federal rental housing subsidies (see Section 8 Program below). The remaining affordable rental housing units were subsidized with public funds (federal, state and local) that the City administers (see City of Santa Barbara's Affordable Housing Program below). With direct financial assistance from the US Department of Housing and Urban Development (HUD), the City's Housing Authority has constructed and now owns and manages nearly 912 units in the form of public housing for low and very low-income households. These affordable public housing units are strictly controlled by HUD and are not considered to be at risk of being sold or converted to market rate housing.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

In return for the financial assistance the City provides, the developer/owners of the City's affordable housing stock are required to make the units affordable to low income households for a specified period of time. The City provides most of its financial assistance to local nonprofit organizations, since few for-profit firms have approached the City for assistance in building affordable housing. Regardless of whether they are for profit or nonprofit, all developer/owners sign affordability covenants that specify allowable rent and income levels for the project.

Upon expiration of a project's affordability controls, the affordable units are at risk of being sold or converted to market rate housing. Based on a thorough review of the City's database records, the affordable rental housing projects listed in Table 32 have affordability controls that will expire during the next 10 years (2015 through 2025). As enumerated in this Table, there are 25 affordable rental housing projects with 388 at-risk units. Affordable rental housing units under for-profit ownership are perceived as being at higher risk of conversion to market rate housing when affordability controls expire. This is in contrast to the affordable housing units owned by nonprofit organizations. Most of the at-risk affordable rental housing units (66 percent) are owned by non-profit organizations. The affordable rental housing units considered at the highest risk of conversion are the remaining 132 units that are owned by for-profit firms. Fortunately, 111 of these 132 units (84 percent) are located in projects where either tenancy restrictions (such as senior housing) will continue for the life of the project, or the owner actively participates in the Section 8 Program (or both).

The City has taken steps to prolong the life of affordable housing units. The term for new affordability covenants is now 90 years. The City also works nearly exclusively with nonprofit firms for the creation of its affordable rental housing, which effectively extends the affordability period in perpetuity (or at least for as long as the nonprofit organization is in existence). With the exception of secondary dwelling units, every affordable rental unit created over the last decade in Santa Barbara was created by a governmental and/or nonprofit organization.

Table 32 - Projects With Affordable Rental Housing At Risk (2015-2025)

Address	Owner	Affordable Units	Funding Sources	Earliest Exp. Date
1409 Kenwood Road	City SB Parks	1	CDBG ¹	2015
1018-1028 Castillo Street	CHC	32	CDBG, RDA ²	2015
227-C E. De la Guerra Street	De La Guerra Court Invest	1	Zoning Mod ³	2016
620-652 Castillo Street	HACSB	17	CDBG, RDA	2016
910 E. Haley Street	Sherwin c/o Meridan Grp	1	Zoning Mod	2016
1426 Euclid Avenue	DeMare Inv.	1	Zoning Mod	2016
401-404 Transfer Avenue	HACSB	8	RDA ²	2016
1511 Bath Street	Smagala	10	RDA	2016
209 W. Cota Street	Smagala	6	RDA	2017
222 W. Micheltorena Street	Smagala	12	Zoning Mod	2017
811-815 Salsipuedes Street	Hawkes	13	RDA	2018
203-201 Hitchcock Street	Towbes Group	111	Zoning Mod	2018
1215 Cacique Street	Wright	5	Zoning Mod	2019
821 Bath Street	CHC	12	CDBG, RDA	2019
420 E. De la Guerra Street	Goldrich, Kest & Assoc	50	HUD ⁴ Regulatory/Option	2018
221-223 W. Victoria Street	HACSB	12	RDA	2020
114 La Paz	William Reed	2	Zoning Mod	2020
1306 Garden Street	Lippincott	4	Zoning Mod	2021
1910-1912 Robbins Street	Rivera	2	Zoning Mod	2021
222 Meigs Road	Shoreline Development	2	Zoning Mod	2022
1104 Carpinteria Street	Borgatello	2	Zoning Mod	2023
47 Broadmoor Plaza	CHC	15	RDA	2023
107 E. Micheltorena Street	Phoenix House	11	CDBG	2023
1409 Castillo Street	CHC	14	CDBG/RDA	2024
803 Laguna Street	Laguna Cottages	44	CDBG/RDA	2025
Total:	25 Projects	388		
<p><i>Source: City of Santa Barbara 2014</i></p> <p>¹ CDBG stands for the federal Community Development Block Grant Program.</p> <p>² RDA stands for the City's Redevelopment Agency Housing Set-Aside funds.</p> <p>³ Zoning Mod does not stand for any source of funding, but rather for modifications to the City's zoning code that were granted in return for the dedication of affordable housing units.</p> <p>⁴ HUD stands for the U.S. Department of Housing and Urban Development</p>				

Does the availability of housing units meet the needs of the population?

The available housing units do not meet the needs of low income City residents, as evidenced by the high rates of housing overpayment discussed in the following section on Cost of Housing.

Need for Specific Types of Housing

The following types of housing are not being provided for in the market without some level of public assistance:

- Rental housing affordable to extremely low, very low and low income households.
- Rental housing with three or more bedrooms affordable to low and moderate income households.
- Homeownership housing affordable to the middle income workforce.
- Affordable, accessible housing for persons living with disabilities.
- Permanent supportive housing for persons with special needs, including homeless individuals and families, persons living with HIV/AIDS and their families, transition age (emancipated foster care) youth, persons with chronic mental illness, and others.

Discussion

The City of Santa Barbara, the Housing Authority of the City of Santa Barbara, the City's former Redevelopment Agency and non-profit partners have played an active role in providing affordable housing not otherwise being provided for in the market. Recent examples include Garden Court for frail low income seniors, Casa de Las Fuentes for low income downtown workers, and El Carrillo, Artisan Court and Bradley Studios that provide permanent supportive housing for chronically homeless. With the elimination of Redevelopment Agency funds, and reductions in federal HOME funds, the City will be more reliant on outside sources of funds, such as Low Income Housing Tax Credits, to fund future affordable housing activities. As such, the City must also continue to support legislation changes that would address increased funding for affordable housing.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Many housing problems such as overcrowding and overpayment are directly related to the cost of housing in a community. If housing costs are high relative to household income, a corresponding high prevalence of housing problems occurs. This section evaluates the affordability of housing in Santa Barbara to lower and moderate income households.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	469,300	926,100	97%
Median Contract Rent	886	1,359	53%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,684	8.3%
\$500-999	3,509	17.2%
\$1,000-1,499	7,186	35.2%
\$1,500-1,999	4,481	22.0%
\$2,000 or more	3,558	17.4%
Total	20,418	100.0%

Table 34 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter		Owner	
	Units	Households	Units	Households
30% HAMFI	575	3,140	No Data	895
50% HAMFI	1,480	3,160	74	955
80% HAMFI	4,180	3,750	199	1,350
100% HAMFI	No Data	2,235	374	950
Total	6,235	12,285	647	4,150

Table 735 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,035	1,190	1,426	1,906	2,206
High HOME Rent	886	951	1,143	1,312	1,444
Low HOME Rent	697	746	896	1,035	1,155

Table 36 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No; the greatest need remains for extremely low income households, but due to high rent levels, even moderate income households have a difficult time finding housing in the South Coast area of Santa Barbara.

Table 35, Housing Affordability, identifies the number of owner and renter housing units in Santa Barbara affordable to households in each income range, based on an affordability standard of spending no greater than 30% of income on total housing costs. Incorporating information into the Table on the number of owner and renter households by income category (based on the 2007-2011 CHAS) provides insight on the shortage of housing units affordable to low and moderate income households. For example, the Table identifies just 2,055 rental units in Santa Barbara affordable to low income (<50% AMI) households, compared to the presence of 6,300 lower income renter households, indicating a need for low income rental housing three times greater than the current supply. In terms of owner housing, the 2007-2011 CHAS identifies just 647 affordable homeowner units to meet the needs of 4,150 owner households earning less than 100% AMI. Such disparities in household incomes and housing costs results in a large segment of Santa Barbara's population spending greater than 30% of income on housing costs.

How is affordability of housing likely to change considering changes to home values and/or rents?

High prices and low inventory keep home ownership out reach for most Santa Barbara residents. Rents have been pushed to record high levels, at the same time there has been an increased demand for apartments.

The "Great Recession" and housing crisis at the end of the last decade resulted in many previous homeowners becoming renters. This increased demand for rental housing has placed upward pressure on rents, negatively impacting housing affordability.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Area median rents well exceed HOME rents and Fair Market Rent (refer to Table 36). Based on a survey completed by Dyer Sheehan Group, Inc. noted in the 2014 UCSB Economic Forecast Project, the market rents for apartments within the City are as follows: Studio: \$1,090, 1-bedroom: \$1,330, 2-bedroom: \$1,978, 3-bedroom: \$2,740. The high rents primarily impact the Housing Authority's rental subsidy program, Section 8, which depends on private landlords who request rent above the payment standards allowed.

Discussion

Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income.

Table 37 shows 2014 affordable rent levels and estimated affordable purchase prices for housing in Santa Barbara County by income category. Based on state-adopted standards and a family of four, the maximum affordable monthly rent for extremely-low-income households is \$598, while the maximum affordable rent for very-low-income households is \$995. The maximum affordable rent for low-income households is \$1,593, while the maximum for moderate-income households is \$2,199.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table 37 have been estimated based on typical conditions.

Table 37 - Income Categories and Affordable Housing Costs (2014) Santa Barbara County			
2014 County Median Income = \$73,300	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$23,900	\$598	
Very Low (31-50%)	\$39,800	\$995	\$150,000
Low (51-80%)	\$63,700	\$1,593	\$250,000
Moderate (81-120%)	\$87,950	\$2,199	\$350,000
Above moderate (>120%)	>\$87,950	>\$2,199	>\$350,000
<i>Based on a family of 4</i> <i>-30% of gross income for rent or principle/interest/taxes/insurance (PITI)</i> <i>-10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues</i> <i>Source: Cal. HCD; J.H. Douglas & Associates</i>			

For-Sale Housing

Housing sales price statistics reported by DataQuick Information Systems for calendar year 2013² documented median sales prices ranging from \$685,000 to \$2.3 million for single-family homes and from \$500,000 to \$1.2 million for condos in Santa Barbara depending on zip code. The Citywide median sales price for the total 1,382 homes sold (single-family and condominium) was \$880,000. Based on the estimated affordable purchase prices shown in Table 37, it is unlikely that many market rate homes or condos would be affordable to lower- or moderate-income residents. These data illustrate the fact that in beach communities, very large public subsidies are generally required to reduce sales prices to a level that is affordable to low- and moderate-income buyers. At a price of \$500,000, there is a “gap” of about \$150,000 between the market price and the maximum price a moderate-income household can afford to pay for a home. For low-income households, this gap is about \$250,000.

Rental Housing

An internet rental survey conducted in August 2014 found very few apartment units available in Santa Barbara for under \$2,000 per month. As would be expected in a desirable beach community in Southern California, when market rents are compared to the amounts households can afford to pay (Table 37), it is clear that lower-income households have a very difficult time finding housing without overpaying. At a rent of \$2,000 per month, the gap between market rent and affordable rent at the very-low-income level is about \$1,000 per month, while the gap at the extremely-low-income level is about \$1,400 per month.

² <http://www.dqnews.com/Charts/Annual-Charts/LA-Times-Charts/ZIPLAT13.aspx>

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Definitions

The term Standard housing condition is defined as a dwelling unit being in conformance with California State Health and Safety codes. Under that definition, substandard conditions pursuant to the State Health and Safety Code 17920.3, would involve a dwelling with any of the following conditions that would pose a danger to health or safety: (a) inadequate sanitation, (b) structural hazards, (c) nuisances, (d) wiring, (e) plumbing, (f) mechanical equipment, (g) faulty weather protection, (h) risk of fire or explosion, and other unsafe conditions. A substandard unit is generally considered suitable for rehabilitation if the cost of rehabilitation does not exceed 75% of the unit's replacement value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,032	41%	10,725	53%
With two selected Conditions	109	1%	1,412	7%
With three selected Conditions	14	0%	18	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,530	58%	8,263	40%
Total	14,685	100%	20,418	100%

Table 838 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	597	4%	620	3%
1980-1999	1,836	13%	3,021	15%
1950-1979	7,521	51%	11,472	56%
Before 1950	4,731	32%	5,305	26%
Total	14,685	100%	20,418	100%

Table 939 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	12,252	83%	16,777	82%
Housing Units build before 1980 with children present	270	2%	525	3%

Table 40 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 41 - Vacant Units

Data Source: City of Santa Barbara Code Enforcement; RealtyTrac, January 2015.

Need for Owner and Rental Rehabilitation

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to need rehabilitation work to major elements of the structure, such as roofing, siding, plumbing and electrical systems. As a mature community, the majority of Santa Barbara's housing stock consists of units older than 30 years of age, as depicted in Table 39. Among owner-occupied housing, 83% of units were constructed prior to 1980, and is reflective of the numerous older and historic single-family neighborhoods that characterize Santa Barbara. Similarly, a substantial proportion of renter housing is greater than 30 years in age (82%); this housing typically suffers more wear-and-tear from tenants than owner-occupied housing.

Generally, a large proportion of older homes in a community would indicate a substantial number of units which may require rehabilitation or replacement. However, despite the advanced age of much of Santa Barbara's housing stock, relatively few units have been identified as requiring major rehabilitation.

The Condition of Units in Table 38 presents the number of housing units in Santa Barbara with one or more housing problems, including: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden greater than 30%. As presented, 41% of owner units have one of these problems (or "conditions"), with 53% of renter units with one problem and an additional 7% with two problems. The vast majority of these problems are associated with housing cost burden, rather than household overcrowding or the physical condition of the unit, as confirmed by Table 9 Housing Problems (among

households earning up to 100% AMI) which identifies just 490 units in Santa Barbara as lacking complete plumbing or kitchen facilities, and approximately 1,500 overcrowded households, in comparison to over 10,500 households experiencing overpayment.

Foreclosures

In addition to impact of people losing their homes, foreclosed properties can lead to other problems as these homes are left abandoned, becoming potential blight and criminal concerns. Fortunately, the number of mortgage default notices in California has been consistently declining since its peak in 2009, a result of a combination of rising home values, an improving economy and the use of various foreclosure prevention efforts - short sales, loan modifications and the ability of some underwater homeowners to refinance. According to www.Realtytrac.com, within the City of Santa Barbara, there were 217 single-family home and condominiums units in January 2014 in various states of foreclosure, including “pre-foreclosure” having received a notice of mortgage default, notice of a trustee sale and bank-owned. The number of properties in pre-foreclosure in Santa Barbara in January was 30 percent lower than the previous month and 36 percent lower than the same time the prior year. According to Realtytrac, the total number of foreclosures in Santa Barbara represented one filing for every 1,196 residential unit in the city. In comparison, at one foreclosure filing to every 1,106 housing units in the County and one to every 780 units in the State, the ratio of foreclosure filings in Santa Barbara is lower than both the State and the region. As indicated in Table 41, given the strength of the Santa Barbara housing market, City code enforcement staff are unaware of any homes sitting vacant or bank-owned in need of rehabilitation or replacement.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint. Starting in 1978, the use of lead based paint on residential property was prohibited. National studies estimate that 75% of all residential structures contain lead-based paint and that older structures have the highest percentage of lead-based paint. As shown in Table 39, 83% of Santa Barbara's owner-occupied units were built prior to 1980, and of these 12,252 units, just 2% or 270 units have occupants that include children. Similarly, among Santa Barbara's rental housing, 82% was built prior to 1980 (16,777 units), with children present in just 3% or 525 of these units.

Pre-1980 housing units with children present pose the greatest threat of lead poisoning. With an estimated 795 such households in Santa Barbara, lead exposure among children is not a sizable issue. Another risk factor is household income, with lower income households having a greater risk of exposure. The 2007-2011 CHAS identifies 38% of Santa Barbara's households as earning less than 80% HAMFI (refer to Table 7), translating to an estimated 11,000 low and moderate households residing in the City's approximately 29,000 pre-1980 housing units.

Discussion

In December 2009, City Building Inspectors performed a windshield survey of two residential neighborhoods in Santa Barbara known for containing a large number of older housing units. One survey area was located in the “Eastside” neighborhood and one survey area was located in the “Westside” neighborhood. The inspectors surveyed the housing units for the exterior condition of foundation, framing members, roof coverings, windows, exterior weatherproofing (walls) and electrical service. The condition of these elements was rated from “fair/good condition” to “replacement needed”. Based on these ratings, the units were determined to be in “sound” to “dilapidated” condition.

The Westside survey area included 278 housing units (Table 42). The majority of the units were single family dwellings, followed by duplex units, and multi-family unit complexes. Of the 278 units surveyed, 29 units were found to be in moderate or substantial need of repair. None of the units surveyed were considered to be dilapidated.

Table 42 - Housing Condition Survey: Westside (2009)

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single	127	33	20	4	0	184
Duplex	31	7	2	2	0	42
Multi-family	46	5	1	0	0	52
Total	204	45	23	6	0	278
Percent	73%	16%	8%	2%	0%	
Data Source: 2009 City Building Inspection Survey						

The Eastside survey area included 151 housing units (Table 43). Of the 151 housing units surveyed, the majority of the units (118) were single family dwellings, followed by duplex units, and multi-family unit complexes, similar to the Westside survey area. In the Eastside survey, 15 units were found to be in moderate or substantial need of repair. None of the units surveyed were considered dilapidated.

Table 43 - Housing Condition Survey: Eastside (2009)

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single	94	11	11	2	0	118
Duplex	17	3	1	0	0	21
Multi-family	10	1	1	0	0	12
Total	121	15	13	2	0	151
Percent	80%	10%	9%	1%	0%	
Data Source: 2009 City Building Inspection Survey						

In aggregate, the Eastside and Westside housing condition surveys concluded that 44 out of a total 429 units, or 10 percent of the surveyed units, are in need of moderate or substantial repair. Housing units rated as needing “substantial” repair can be an indicator that those units may be in need of rehabilitation or replacement. Based on the observations of City building and code compliance staff, housing conditions do not appear to have changed significantly since completion of the windshield survey in 2009.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the City of Santa Barbara (HACSB) is the local public agency providing safe, decent, and high-quality affordable housing and services to eligible persons. The Housing Authority is considered a high performer by HUD, and currently provides 316 HUD assisted public housing units. The HACSB also manages 2,366 Section 8 Housing Choice Vouchers in the community, of which 2,190 are leased.

In 2014, HACSB had 8,321 applicants on its Section 8 waiting list, and another 7,035 applicants on its public housing waiting list, more than double the size of the waiting list in 2009. Waiting list statistics highlight both the tremendous need for affordable housing in Santa Barbara, and the need to assist a variety of family needs from differing demographics. The data indicates the need to serve special needs populations that are disabled and/or homeless, as well as the growing need to serve the expanding senior citizen population.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	316	2,366 is HACSB's total budget authority. Of this, 2,190 are leased.	403	1,787	0	9	77
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 44 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

In 2013, 180 senior HUD-assisted Public Housing units were removed from HACSB's Public Housing program via the Department of Housing and Urban Development's (HUD) Section 18 Disposition. The Housing Authority received 180 Tenant Protection Vouchers through this action. The disposition included two senior housing developments that have been "designated senior housing" but are no longer part of HACSB's portfolio. The remainder of the Authority's HUD assisted Public Housing - 316 units - are planned for repositioning through HUD's Rental Assistance Demonstration (RAD) Program over the next two years. All public housing units converting to assistance under the RAD program will receive subsidy through long-term project based vouchers, and shall no longer be subject to the program rules applicable to public housing.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Currently, the Housing Authority has 316 HUD-assisted Public Housing units. Many of the Authority's HUD-assisted Public Housing units are aging and in need of rehabilitation, but there are currently no funding sources for these developments while remaining in the HUD public housing program. In the near future, the Housing Authority will be transferring its remaining 316 units out of the HUD-assisted Public Housing program through HUD's Rental Assistance Demonstration Program (RAD). This will allow for much needed rehabilitation and flexibility of funding sources for the associated costs. (see above)

Public Housing Condition	
Public Housing Development	Average Inspection Score
Presidio Gardens	67
Presidio Gardens	64
Unnamed (Vista La Cumbre Et Al)	71
Unnamed (Vista La Cumbre Et Al)	67
Presidio Springs	66
Presidio Springs	74

Table 45 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The approximate assessed needs of the Housing Authority of the City of Santa Barbara's HUD-Assisted Public Housing are \$25 - \$30 million.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority is in the process of putting into place a \$25 - \$30 million redevelopment plan to rehabilitate its Public Housing inventory after transitioning out of the HUD-Assisted Public Housing program through HUD's new Rental Assistance Demonstration (RAD) program.

Discussion

Current federal regulations allow housing authorities to convert their HUD assisted public housing properties into locally owned developments - enabling the infusion of needed equity capital from a variety of sources for rehabilitation and redevelopment. HACSB is committed to using this repositioning tool to ensure the long-term affordability, viability, and, hopefully, expansion of units located on these HUD Assisted Public Housing properties.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The emergency shelter, transitional, and permanent supportive housing facilities located within Santa Barbara are presented in Table 46 which follows. Transitional housing is intended to facilitate the transition of homeless individuals and families to permanent housing. This type of housing limits the length of stay and re-circulates the assisted unit to another eligible individual or family. Supportive housing is defined as permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing.

The City continues its commitment to the production of transitional and supportive housing opportunities, with approximately 335 transitional units/rooms/beds, and 352 permanent units/rooms/beds currently available for eligible individuals and families. The narrative which follows describes these facilities, as well as homeless services available to Santa Barbara's homeless population.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/Seasonal/ Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	Domestic Violence Solutions: 25 Transitional House: 70 New Beginnings RV Safe Program: 42		St. Vincent's Family Strengthening Program: 30 Transitional House – Firehouse: 6	Transitional House – Casa Marianna, Cota St & Mom's: 35 Units	
Households with Only Adults	Casa Esperanza: 100 Rescue Mission: 124 Salvation Army Hospitality House: 70	Casa Esperanza: 100	Sarah House AIDS Housing: 8 Housing Authority – Artisan Court: 45	Faulding Hotel: 81 Housing Authority – El Carrillo: 61 Sanctuary Psychiatric Centers – Arlington: 27	
Chronically Homeless Households			WillBridge: 14	WillBridge: 14	
Veterans		New Beginnings Salvation Army (vouchers)		People's Self Help Housing – Victoria Hotel: 28	
Unaccompanied Youth	Noah's Anchorage: 8		Housing Authority – Artisan Court: 10		

Table 46 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City of Santa Barbara is deeply committed in helping the homeless. The homeless program includes a multi-faceted effort to provide adequate housing and social services to this population. The City has crafted a continuum of care that supports prevention programs, emergency shelter, transitional programs and permanent supportive housing. There also exists a variety of social service providers in Santa Barbara that serve the homeless. Through the cooperative assistance of these providers, homeless persons and families may obtain all necessary services to transition back into society. Services for the homeless include voucher emergency shelter, food, clothing, showers, laundry, drop-in, referrals, daycare for children, telephone, mailing address, permanent housing, emergency funds and health care. In addition, health and mental health services are provided by several agencies, including the Carrillo Medical Clinic, Catholic Charities, the Santa Barbara County Departments of Public Health and Social Services, Santa Barbara Neighborhood Clinics, and Project Recovery.

The City is also an active participant in Central Coast Collaborative on Homelessness (C3H), a countywide collaboration between homeless service providers, elected representatives, community leaders and advocacy groups, which is intended to prevent duplication of effort and better serve the most vulnerable homeless individuals, families and persons at risk of homelessness. This new model, implemented in January 2013, includes a countywide Policy Council comprised of elected representatives; a countywide Coordination Committee consisting of community leaders; housing, shelter and treatment providers; and advocacy groups. It is facilitated by an independent Homeless Coordinator.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City of Santa Barbara has helped finance the operation and in some cases, the construction of homeless housing shelters throughout the City. Listed below are the homeless housing shelters and centers currently in operation, along with a description of services they offer:

- Casa Esperanza/PATH Homeless Center is a sober-only model shelter. The Center serves up to 200 clients during the winter shelter months (December 1-March 31), and up to 100 clients during the rest of the year. Shelter residents have access to the entire facility 24 hours a day and are permitted to come and go as necessary. Casa Esperanza provides residents three meals per day and additional support services to help them achieve maximum self-sufficiency and move from homelessness to housing. As of the writing of this document, Casa Esperanza was in the process of consolidating its operations with the PATH (People Assisting the Homeless) organization.

- Transition House operates a homeless family shelter for up to 63 families. In conjunction with the shelter services, Transition House offers childcare and job-training services, along with other housing opportunities.
- The Salvation Army provides year-round shelter and support services to those employed or seeking employment and to people referred by various social service agencies. There are 60 beds in the shelter. The Salvation Army provides breakfast to shelter residents at the center and operates a mobile meal program at various locations.
- The Rescue Mission primarily provides drug and alcohol rehabilitation for both men and women. It also provides sleeping quarters for the homeless at night, which includes breakfast and dinner. Stays at the mission are generally limited to ten nights per month.
- Willbridge of Santa Barbara's overall goal is to house chronic homeless mentally ill adults. Willbridge provides transitional and permanent supportive housing with case management and other supportive services.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and Frail Elderly

Elderly persons may encounter financial difficulties when their household income is fixed, as is often the case with retirement income, and living expenses increase to the point that the fixed income cannot meet the household's needs. Table 47 identifies 1,171 affordable units available to low-income senior adults. Units owned and managed by the Housing Authority of the City of Santa Barbara are listed as "HACSB."

Table 47 - Affordable Low-Income Apartments Available to Senior Adults in Santa Barbara

Name & Address of Facility	Developer	# Affordable Senior Units
El Patio for Seniors (4040 Calle Real)	HACSB	48
Castillo Homes (1028 Castillo Street)	SBCHC	32
Villa Santa Fe II (521 N. La Cumbre)	HACSB	60
Vista La Cumbre (175 S La Cumbre Ln)	HACSB	36
Presidio Springs (721 Laguna)	HACSB	122
Edgerly Apartments (scattered sites)	Battistone Found.	113
Palm Tree Apartments (2109 De la Vina St)	Battistone Found.	40
Garden Court (1116 De la Vina St)	HACSB	98
Pilgrim Terrace (649 Pilgrim Terrace Dr)	SBCHC	84
Rancho Franciscan (203-211 Hitchcock St)	Towbes Group	111
Laguna Cottages for Seniors (803 Laguna & 818 Garden)	Laguna Cottages	55
Villa Caridad /St. Vincent's (4202 Calle Real)	Mercy Housing	95
Villa Santa Fe I (418 Santa Fe Pl)	HACSB	107
Various others with less than 30 units	Various	170
Total Low-Income Senior Units	--	1,171

Licensed residential care facilities for the elderly offer supportive housing for those seniors who prefer not to live independently. These senior housing facilities provide supportive services of varying levels from provision of meals, transportation and minor housekeeping to full-service care for non-ambulatory and developmentally disabled residents. Santa Barbara is fortunate to have 50 licensed residential care facilities for the elderly, including five continuing care communities, providing over 2,300 beds.

The following agencies provide professional assessment of frail elderly case needs and referral/coordination of provision of needed care:

- Coast Caregiver Resource Center - for Families and Caregivers of Brain-Impaired Adults
- Family Service Agency
- Latino Community Mental Health Project
- Geriatric Assessment Program
- Multipurpose Senior Service Program
- Santa Barbara Visiting Nurse Association

A wide spectrum of other supportive services, listed in Table 48, are also available to the elderly and frail elderly in Santa Barbara.

Table 48 - Supportive Services Available to the Elderly and Frail Elderly

Program Title	Provider	Services
Age Well Fiduciary Services	Age Well Fiduciary Services	Compassionate advocacy, protection and intervention for the elderly and disabled.
Safe Return Program	Alzheimer's Association	Helps identify, locate and return individuals who are memory impaired and become lost through wandering. ID bracelet and registration
Senior Community Services Employment Program	American Association of Retired Persons	Persons 55+ are placed with a non-profit agency at 4 hours a day, 5 days a week for minimum wage.
Senior Resource Directory	Area Agency on Aging	Comprehensive Directory of Services
Assisted Health Care	Assisted Health Care	Homemaker services, personal care, shopping, transportation intermittent relief care, pet care
Astera Care LLC	Astera Care LLC	Provide personal, tailored care plans, care management, home accessibility evaluations, and physical therapy.
Volunteer Income Tax Assistance	California State Franchise Tax Board	Assistance with income tax preparation for seniors during February.
OASIS	Catholic Charities	Needs assessment, referral and in-home care to seniors. Trained volunteers do home visiting, reassurance telephone calls and assistance with daily living.
Central Coast Area Agency on Aging	Central Coast Area on Aging	Development of home and community-based long-term care services.
Senior Connection	Central Coast Commission for Senior Citizens	Comprehensive list of Residential Care Facilities and Skilled Nursing Facilities in Santa Barbara County

Davis Center	City Parks and Recreation	Recreational activities for senior citizens
Healthy at Home	Community Action Commission	Delivers hot meals five days a week to homebound seniors. Additional frozen meals available for weekends.
Healthy Senior Lunch Program	Community Action Commission	Lunch provided at one of 12 Healthy Table lunch sites.
Senior Center	Community Action Commission	Provides age 60+ individuals with nutritious meals, information, referrals, advocacy, consumer education, adaptive exercise program, health and blood pressure clinics, social security and tax information.
Lifeline Santa Barbara Cottage Hospital	Cottage Health System	24-hour home emergency response for frail elderly living alone.
Hospital Meal Discounts	Cottage Hospital	20% senior discount from 8:15 am to 7:15 pm
In-Home Supportive Services	County of Santa Barbara	Needs assessment of home-bound seniors, provides basic housekeeping, shopping, assistance with bathing, non-medical care and transportation to medical appointments.
DASH	Doctors Assisting Seniors At Home	Supplement senior's current doctors. Enrollment to learn about health history, screen for common health problems, make referrals
Easy Lift Transportation	Easy Lift Transportation	Door-to-door wheelchair accessible "dial-a-ride" for frail seniors.
Community Resource Information Service	Family Service Agency	Annually publishes Community Resource Directory (CRIS).
Senior Activity Center	First United Methodist Church	Fellowship, education, food, and participation.
Senior Brown Bag Program	FoodBank	Distributes bags of groceries to low-income seniors.
Cliff Drive Senior Luncheon	Free Methodist Church	Hot, nutritional lunches
Friendship Adult Day Center	Friendship Adult Day Center	Day care for frail seniors and Alzheimer's individuals.
HICAP	Health Insurance Counseling and Advocacy Program	Assistance with understand Medicare benefits, solving medical billing problems, comparing insurance policies.
Help Unlimited Home Care	Help Unlimited Home Care	Care management and Dementia Care. Licensed Home Health Care provider
Home Instead Senior Care	Home Instead Senior Care	Individual care plans, case management, consultation

Center for Successful Aging	Jewish Federation and Catholic Charities	No cost counseling services delivered by trained and certified volunteer lay counselors
Senior Citizens Legal Assistance	Legal Aid Foundation	Persons 60+ on a case by case basis emphasizing social security, landlord/tenant, and family law.
LivHome	LivHome	Geriatric Care Manager Oversight Provided. CareWatch electronic monitoring, medication management
Long-Term Care Ombudsman	Long-Term Care Ombudsman	Advocates for quality care in nursing homes. Maintains nursing home database.
Meals on Wheels	Meals on Wheels	Provides daily home delivery meal to the elderly.
Fellowship Club	Mental Wellness Association	Drop-in socialization and rehabilitation for adults with mental illness
Metropolitan Transit District	Metropolitan Transit District	Seniors 62+ fares are half price.
Nursecore	NurseCore	Full service Home Care Agency
Real Help	Retired and Senior Volunteer Program	Referral of volunteers to provide home delivered care and/or household help, minor repairs, gardening and shopping.
Right At Home	Right At Home	Improve quality of life
Senior Peer Counseling Program	Santa Barbara Counseling Center	Trained senior paraprofessionals provide general assessment, crisis counseling, and emotional support.
Veterans Service Office	Santa Barbara County	Assists veterans and families. Hospitalization of veterans. Assists with VA burial claims.
Multipurpose Senior Services	Santa Barbara County Public Health Department	Provides case management services for frail elderly 65 or older to enable them to continue living at home.
Adult Protective Services	Santa Barbara County Social Services Department	Provide services to seniors including receiving, responding and interceding to referrals of abuse and neglect.
Public Guardian	Santa Barbara County Treasurer-Tax Collector-Public Administration	Investigates referrals and petitions Superior Court for appointment, as warranted, to assume legal responsibility for conservatee's personal and financial life.
Jewish Family Service Agency	Santa Barbara Jewish Federation	Crisis intervention, information and referral, advocacy, financial aid, community education, short-term case management for seniors.

Senior Alternatives	Senior Alternatives, Inc.	Case management and fiduciary services
Social Security Administration	Social Security Administration	Retirement benefits 62+, SSI benefits disabled people 65+ on very limited resources, Medicare for people over 65.
Senior Friendship Program	UCSB Associated Students	Students volunteer to visit elderly persons at home or to escort them to community events.
Veterans Health Benefits	Veterans Affairs and Outpatient Clinic	Provides medical services and facilitates admission to VA hospitals, residential care and nursing home facilities. Clinic staff assist veterans in the use of the VA health care system
Homemaker Service	Visiting Nurse Hospice Care	In-home assistance: light housekeeping, shopping, errands, companionship.
Hospice of Santa Barbara	Visiting Nurse Hospice Care	Provides in-home care and support for terminally ill patients and their loved ones.
Visiting Nurse Association	Visiting Nurse Hospice Care	Provides home health care under direction of physician, including psychiatric and skilled nursing & AIDS care. Medical equipment loans.

Persons with Disabilities

Table 49 below summarizes the existing housing available to persons with disabilities in the City of Santa Barbara.

Table 49 - Housing Units for Persons with Disabilities

Name & Address of Facility	Number of Units/Beds	Description of Facility
Building Hope (617 Garden Street)	39 units	Rental units for mentally disabled individuals
106 Juana Maria	6 beds	Group home for persons with mental disabilities
1920 Chino Street	16 beds	Group home for persons with mental disabilities
115-125 W. Anapamu Street (Sanctuary Psychiatric Center)	27 beds	Rental units for mentally disabled individuals
Sarah House (2612 Modoc Road)	11 beds	Group home hospice care
1931 Red Rose Way	12 beds	Group home for persons with developmental disabilities

Hotel de Riviera (125 W. Carrillo St)	31 rooms	Group home for people with mental disabilities combined with substance abuse
Phoenix House (107 E. Micheltorena St)	11 beds	Group home for persons with mental disabilities
1020 Placido Ave (CADA Detox)	12 beds	Group home for persons with drug alcohol addiction
Heath House (18-20 E Sola)	7 beds	Group home for chronically homeless with mental disabilities
Total	172	

Victims of Domestic Violence

Individuals fleeing domestic violence are generally women and children. Domestic Violence Solutions maintains a six-bedroom facility that can accommodate 25 people at an undisclosed location in Santa Barbara, where women and children who have been victimized may be referred by social service agencies. In addition, they operate a 14-unit second-stage transitional housing program.

The County of Santa Barbara Child Protective Services Department may also intervene on behalf of children who are victimized or are threatened with violence by removing the children to foster care until the danger is removed.

Persons with HIV/AIDS

Housing availability to persons with AIDS or related illnesses is currently limited to one facility. Sarah House provides eight rooms and three two-bedroom apartments. Heath House was another facility established to provide residential care to persons with AIDS, but it is now used for other purposes due to a lack of demand. This is primarily due to changes in treatment that have allowed AIDS patients to live longer without as much long term care.

Supportive services specifically targeted to AIDS patients are supplied principally through two organizations. The Counseling and Assistance Program (CAP), sponsored by the Santa Barbara County Gay/Lesbian Resource Center, offers services which include a wellness program for HIV-positive persons which have not yet developed AIDS. The Necessities of Life Program attempts to meet the individual specific needs of AIDS patient enrollees, including direct financial assistance, available social workers and psychologists to promote emotional and psychological health, and to help locate other available financial resources.

The County of Santa Barbara Health Care Services Department offers similar services to those in the CAP program, and supplements these with the medical services of the Infectious Disease Clinic, drug therapy supplied by the County Pharmacy, referral for specialized care, acute medical care, and hospitalization.

Alcohol/Other Drug Abuse

Several agencies offer detoxification, recovery and treatment programs for individuals seeking treatment for alcohol or other drug abuse. A limited number of those programs accommodate the needs of homeless families. The Project Recovery Detox Center assists clients to address acute withdrawal symptoms and achieve abstinence from alcohol or other drugs, and engages clients who have completed detoxification in ongoing treatment services and referrals. The Project Recovery Detox Program, operated by the Council on Alcoholism and Drug Abuse has 12 beds for their 14-day residential detox program. Several organizations, including the Salvation Army, Casa Serena, and New House offer clean and sober living that may or may not be combined with treatments.

Substance abuse outreach activities are also coordinated through weekly Homeless Case Management Network meetings at Cottage Hospital. Agencies with outreach, emergency service, and/or shelter service programs share information on clients' needs and coordinate service-delivery activities. Representatives from public health agencies, law enforcement, substance abuse recovery and mental health providers regularly attend these meetings.

Other Services for Special Needs Populations

In addition to the above listed facilities for persons with specific special needs, Tables 50 and 51 list other services available through various public and private agencies.

Table 50 - Other Available Specialized Services

AIDS Services	Physical Disabilities
AIDS Counseling & Assistance Program	Adult Protective Services
AIDS Hotline	Community Access Network
County AIDS Service	Direct Link for the Disabled
Veteran Services	In-Home Supportive Services
Vet Center	Independent Living Resource Center
Veteran's Social Work Service	Rehabilitation Institute
Food Distribution	Self-Help for Hard of Hearing
Pacific Pride	Solutions for Santa Barbara
Foodbank of Santa Barbara County	Alcohol/Drug Addictions Residential Care
Unity Shoppe	New House I,II,III
Health Services	Rescue Mission
Community Health Clinic	Casa Serena
County health Care Services	Mental Health Residential Care
Legal Services	Phoenix of Santa Barbara
Legal Defense Center	Sanctuary Psychiatric Centers
Legal Aid Foundation	Mental health Association of S.B.
Channel Counties Legal Services	WillBridge

Table 51 - Other Available Specialized Services

Independent Living Resource Center of Santa Barbara	Provides services for persons with disabilities including: benefits and financial management counseling, peer support, personal assistant referral and management training, housing referral/modification information, advocacy and independent living skills training, and information on disability related services and issues. The Center also offers personal care, household care, companionship, errands and transportation. Communication assistance and sign language for the deaf and hearing impaired.
In-Home Support Services of Santa Barbara	Provides services to the elderly, blind and disabled persons who want to continue living in their own home. Social service staff performs home assessments and then authorize appropriate levels of in-home services. Examples of services provided are: general house cleaning, shopping, cooking, assistance with bathing, nonmedical personal care and transportation to medical facilities.
Pathpoint - SB	Provides a comprehensive range of services for adults with disabilities and/or economic disadvantage. Services include supported employment, activity center and training for independent living.
Braille Institute of America	For the visually impaired offers counseling, consultation with magnification devices, a store of adaptive items, a library of talking books, classes in daily living skills, orientation and mobility, home management, computer training, leisure activities and creative arts. There is a youth program for children ages 6 to 18 and their families. Transportation to classes in Santa Barbara is available to local residents. A large mobile unit can bring limited services anywhere there is need. Vision loss support groups and discussion groups also offered. All programs and services are free of charge.
Domestic Violence Solutions	Provides confidential emergency shelter and ongoing support groups for battered women and their children. A Second Stage Program that provides transitional housing for up to 18 months is also offered. Provides follow-up case management for domestic violence victims. Operates a crisis hotline which is available 24-hours daily. Women's and children's support groups are available at no cost.
Pacific Pride Foundation	Provides services to persons with HIV/AIDS throughout Santa Barbara County. Services include case management, support groups, counseling and recovery services, tobacco cessation, education and prevention, professional trainings and public awareness.
Sarah House	Provides end-of-life 24-hour residential care to the dying poor and those with HIV/AIDS.
Casa Serena	Residential treatment program for women seeking recovery from alcoholism and/or alcohol and drugs.
Zona Seca, Inc.	Offers drug and alcohol counseling and education for substance abusers and their families.
New Beginnings Counseling Center	Offers individual, family, parenting, youth, couples and group counseling at affordable fees. Counselors are interns supervised by licensed professionals. A nine-month Life Skills Training Program is available that works with families on communication skills, conflict resolution, goal setting, assertiveness training, family violence issues, substance abuse and child abuse.
Alpha Resource Center	Offers a variety of services for adults age 22 and over with developmental disabilities. These include pre-vocational services which assist individuals in preparing for employment; services to allow individuals to manage many aspects of their daily lives including money, health, home skills, leisure skills and community skills; working space for individuals to express their creativity and explore different media and techniques; and support services in the areas of transportation, community resources, personal care, behavior management and respite services and resources.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Certain transitional housing programs are specifically designed for persons with mental health disorders and provide mental health counseling and treatment as well as focused case management support. The majority of the Permanent Supportive Housing programs within the County Continuum of Care are targeted to persons with mental health and/or physical health disabilities and provide services focused on supporting persons and families with these types of disabilities.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Continue supporting programs that target the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol and drug abuse problems. Many of those organizations are listed on tables 50 and 51.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Please see above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The following Table summarizes the primary barriers to the provision of affordable housing in Santa Barbara, and the City's strategy to address each impediment.

Table 52 - Barriers to Affordable Housing

Barrier	Description	Strategy
MARKET		
High Cost of Land	Residential land costs average \$60-\$120 per square foot, depending on zoning and density allowed. Desirability of area (demand), combined with limited remaining supply of developable land, ensures real estate prices remain high.	Provide incentives (financial and management) in cooperation with HACSB to support affordable development on infill sites. Develop inventory of publicly owned land, and pursue dedication of surplus land for affordable housing.
High Market Sales Prices	The median sales price of all homes sold (single-family and condominium) in 2013 was \$880,000, well beyond the level affordable to low and moderate income households, and the majority of Santa Barbara's workforce.	Implement inclusionary housing requirements on new ownership developments. Utilize resale controls on subsidized ownership units. Pursue funding assistance for first-time homebuyers.
High Market Rents/ Low Vacancy in Lowest Cost Units	An internet rent survey (Aug 2014) identified few apartment units available for under \$2,000 in monthly rent. The lowest cost rental units have the most competition.	Utilize HOME, RDA Successor housing funds (if available) to assist in purchase or development of multi-family for provision as affordable rentals.
PHYSICAL		
Limited Land Available	Geographic barriers and political boundaries limit land availability.	Support lot consolidation and development on small infill sites. Pursue dedication of surplus public land for affordable housing. Encourage integration of housing in shopping centers.
Age of Housing Stock	Housing stock in older neighborhoods in danger of being lost of marketplace.	Continue to implement housing rehabilitation program for multi-unit as funds allow for multi-family housing. Allow reconstruction or rehabilitation of existing apartments at non-conforming densities and zoning standards.

INSTITUTIONAL		
High Standards for Development	Certain development standards, while aimed at maintaining neighborhood character, may constrain residential and mixed use development, particularly on small infill parcels.	Continue to provide development standard incentives, such as lot area, unit size, setback, open space and parking reductions to facilitate construction of affordable units.
Project Review Process	Typical processing time for a multi-family rental project is approximately 5-6 months, and includes 4-5 meetings with the designated design review board. Project review times directly impact the costs of development.	Implement actions identified in the City's Housing Element to expedite review process for residential infill and affordable housing projects, including establishing Multi-Family Design Guidelines and guidelines for infill projects.
Zoning	Some residential areas allow mixed use, allowing potential conversion to commercial use over time. Present zoning does, however, allow residential in most commercial districts and higher densities for affordable.	<i>Development Trends Report (2008)</i> confirms increasing amount of residential development activity in multi-family and commercial zones. Implement the High Density Incentives Program (36 du/acre) and Priority Housing Overlay (63 du/acre) under the Average Unit Size Density Incentive Program.
Continuing Decline in Sources of Housing Funds	Dissolution of Redevelopment Agencies, changes in tax laws, and decline in state and federal funds limit amount of assistance available to support housing activities.	Continue to advocate for and pursue federal, state, local and private funding sources for affordable housing. Encourage HUD to grant an exception Fair Market Rent for Santa Barbara, or define a separate housing market for the higher cost South County area.
SOCIAL/POLITICAL		
NIMBY/Exclusivity	Some neighborhood resistance to higher density residential development. However, strong community participation, high quality design and strong project management has minimized opposition to affordable housing.	Continue to focus highest densities in commercial districts and outside established residential neighborhoods. Continue provision of high quality affordable housing with ample opportunities for neighborhood input on project design.
Locational Factors	The older parts of town evidence the highest concentrations of low and moderate income households.	Continue the City's policy of scattered site development of affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The tables and narrative that follow describe the local economic condition of Santa Barbara and compares the ability of the local work force to satisfy the needs of local business. The tables give data on the primary industries in the City, the total population in the labor force, the unemployment rate, occupations by sector, travel time to work, the educational attainment of Santa Barbara residents by age, and median earnings.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	890	92	3	0	-3
Arts, Entertainment, Accommodations	4,616	8,351	18	19	1
Construction	1,316	2,549	5	6	1
Education and Health Care Services	4,928	9,474	19	21	2
Finance, Insurance, and Real Estate	1,577	2,623	6	6	0
Information	919	1,074	4	2	-1
Manufacturing	1,412	1,148	5	3	-3
Other Services	1,582	2,468	6	6	-1
Professional, Scientific, Management Services	3,137	5,087	12	11	-1
Public Administration	0	0	0	0	0
Retail Trade	2,362	4,666	9	10	1
Transportation and Warehousing	304	294	1	1	-1
Wholesale Trade	865	784	3	2	-2
Total	23,908	38,610	--	--	--

Table 53 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	50,464
Civilian Employed Population 16 years and over	47,267
Unemployment Rate	6.34
Unemployment Rate for Ages 16-24	25.61
Unemployment Rate for Ages 25-65	4.04

Table 54 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	14,039
Farming, fisheries and forestry occupations	1,552
Service	5,469
Sales and office	9,660
Construction, extraction, maintenance and repair	3,524
Production, transportation and material moving	1,348

Table 55 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	36,969	87%
30-59 Minutes	4,371	10%
60 or More Minutes	1,340	3%
Total	42,680	100%

Table 56 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,523	492	1,930
High school graduate (includes equivalency)	4,765	226	1,486
Some college or Associate's degree	10,360	565	2,856

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	17,643	672	2,866

Table 57 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	515	1,475	1,017	1,931	1,291
9th to 12th grade, no diploma	919	755	977	790	974
High school graduate, GED, or alternative	2,382	1,945	1,706	2,826	2,130
Some college, no degree	4,849	3,637	2,276	4,322	2,782
Associate's degree	591	877	855	1,837	682
Bachelor's degree	2,090	5,219	2,843	4,944	2,067
Graduate or professional degree	113	1,567	1,864	4,752	2,257

Table 58 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,613
High school graduate (includes equivalency)	27,180
Some college or Associate's degree	32,469
Bachelor's degree	50,074
Graduate or professional degree	64,663

Table 59 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Table 53 above shows the distribution of employed City residents and jobs by industry. In Santa Barbara, the local economy includes the following primary industries:

- Education and health care services (25% of jobs)
- Arts, entertainment, and accommodations (22% of jobs)
- Professional, scientific, and management services (13% of jobs)
- Retail trade (13% of jobs)
- Finance, insurance, and real estate (7% of jobs)

Jobs in education and health care comprise nearly 25 percent of all jobs in Santa Barbara mainly due to several universities and colleges being located there such as the University of California at Santa Barbara (UCSB), Santa Barbara City College, and Westmont College, to name a few.

Jobs in arts, entertainment, and accommodations represent 22 percent of all jobs, while nearly 20 percent of all Santa Barbara workers are employed in the industry. The high concentration of jobs in this industry is the result of Santa Barbara's rich art history and tourist attractions. Santa Barbara is home to many art museums and galleries, at least ten annual festivals, five local theatres, a zoo, and plenty of hotels to accommodate the multitude of tourists that visit Santa Barbara each year. The hotel industry, in particular, has grown 42 percent from 2004 to 2013, according to the City of Santa Barbara Comprehensive Annual Financial Report which uses the Transient Occupancy Tax as a barometer to measure fiscal health of the hotel and tourism business in Santa Barbara. In 2013, the Transient Occupancy Tax revenue was \$17.6 million, up over 7 percent from 2012 which generated \$16.4 million.

Jobs in the professional, scientific, and management services include high technology industry including research, communications, computer software, medical supply, and related supporting services.

Describe the workforce and infrastructure needs of the business community:

With nearly two-thirds of Santa Barbara's employment base in the management/business/financial and sales/office industries, a large segment of the City's economy requires an educated workforce. According to Table 59, 75 percent of Santa Barbara's employed workforce has at least some college education. Nearly half (47%) of the employed population has a Bachelor's degree or higher. Furthermore, almost 70 percent (50,424 persons) ages 18 and above have at least some college experience. Persons with a Bachelor's degree or higher make up 40 percent of the 18 years and older population.

Santa Barbara has excellent transportation infrastructure to support its growing business and tourist community. The City is served by one major freeway, Highway 101, the Santa Barbara Airport, and the following transit systems:

- Metropolitan Transit District (MTD) - the public bus system for the South Coast, including both conventional buses, electric buses and shuttles.
- Clean Air Express - subscription commuter services to Santa Barbara and Goleta from northern Santa Barbara County and Ventura.
- Downtown/Waterfront Shuttle (MTD) - a City subsidized MTD service which provides short distance connections in and around the Downtown and Waterfront on short headways.
- Easy Lift Transportation - pre-scheduled door-to-door service for the elderly and disabled individuals.
- Greyhound - regional and nationwide bus service.
- Amtrak - regional and nationwide rail service.

- Private bus and taxi operators.
- School bus systems.

The City recognizes the importance of providing a transportation system that supports the economic vitality of the City, and has, in fact, made this the number one goal in the City's Circulation Element. Policies and implementation strategies to meet this goal include the following:

- Optimize access and parking for customers in business areas by implementing policies of the Circulation Element aimed at reducing dependence upon the automobile, and improving and increasing pedestrian, bicycle use, and transit use.
- Review traffic impact standards used at City intersections for consistency with the goals of the Circulation Element and General Plan through public work sessions with the Planning Commission and the City Council.
- Enhance alternative transportation services and infrastructure access between residential, recreational, educational, institutional and commercial areas.
- Provide adequate infrastructure and info-structure to support the delivery of goods and services to and from area businesses.

The City has outlined other infrastructure needs including those in public safety, historic architecture, transportation, and recreational access. With the elimination of State Redevelopment Agencies, the City has lost nearly \$16 million annually that would have been used to fund improvements in these areas. With limited funds and an extensive list of infrastructure needs, the City Council has initiated a series of eight public workshops in September and October 2014 designed to elicit comments on the conditions of streets, sidewalks, libraries and more. A report to Council on the results of the community input is expected in 2015 and will be used to help prioritize infrastructure improvements.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

In general, Santa Barbara has a highly educated workforce, with over 70 percent of its labor force completing some college/receiving an associate degree (26%) or attaining a bachelor's degree or higher (45%). Management/business/financial jobs are also the largest occupational sector among Santa Barbara's workforce, employing approximately 40% (14,039 persons) in the labor force. The second largest occupation, sales/office, employs 27% of the labor force (9,660 persons). These factors indicate a good match between the skills and education of the resident workforce with employment opportunities in Santa Barbara's leading employment industries.

Despite the high educational level of the majority of Santa Barbara's labor force, 13 percent of residents in the labor force had less than a high school diploma. In many cases these persons

may be employed in the service or retail sector earning minimum wage, and could benefit from job training opportunities.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Santa Barbara supports a variety of economic development activities that create and retain jobs for low- and moderate-income households. Micro-enterprise assistance, job training services, and technical assistance are some areas that may warrant consideration for funding during the Consolidated Plan period.

In recent years, the City has allocated CDBG funds to Women's Economic Ventures (WEV) to help augment funds managed and operated by WEV. WEV helps Santa Barbara residents start and grow small businesses through training, loans, and consulting. It offers a 14-week Self-Employment Training program providing week-by-week training in the most important aspects of owning and operating a business. They also offer a six-week Business Plan Intensive course which is offered to business professionals who are already in business, has owned a business, or who has work experience and/or an upper level educational background. Other classes offered include SET to Launch which provides short-term, individualized coaching and peer support, and Thrive in Five, a long-term, individualized training, consulting, and coaching for entrepreneurs who want to grow their business.

Also available to Santa Barbara business owners are small business loans from WEV's Small Business Loan Fund, originally funded by the City and matched by seven local banks. The goal of the Loan Fund is to diversify and expand the local economy and create new jobs by providing start-up and expansion capital to small businesses that do not qualify for conventional bank financing. SBLF funds are targeted towards low and moderate income men and women, minorities, and others who have been traditionally underserved by lenders.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

Low and moderate income households are most impacted by housing problems in Santa Barbara. The City defines an area of low/mod concentration as a census block group in which a minimum of 51% of households earn 80% or below the area median income; the 25 census block groups that meet this criteria are depicted in Figure 2 - Low and Moderate Income Areas, located in Appendix B. As reflected in this Figure, low and moderate income concentrations are generally located in the central core of the city, including the Westside, greater downtown, and Eastside neighborhoods.

Certain minority populations are also more affected by multiple housing problems in Santa Barbara. As shown in Table 60, among households earning up to 100% of the Area Median Income (AMI), Hispanic and Asian households evidence a greater percentage of housing problems than households that are White or African American.

Table 60 - Santa Barbara Housing Problems by Race/Ethnicity

	Households Earning 0 - 100% Area Median Income (AMI)				
	Total	White Non-Hispanic	Hispanic	Asian/Pacific Islander	African American
Total Households	17,115	10,275	5,710	542	315
Households with any housing problems	12,905	7,490	4,560	440	220
% Racial/Ethnic Group with any housing problems	75%	73%	80%	81%	70%

Table reflects compilation of housing problems by race/ethnicity and income derived from the 2007-2011 CHAS, as presented previously in Tables 15-18.

Housing problems include: 1) Lacks complete kitchen facilities, 2) Lacks complete plumbing facilities, 3) > than one person per room (overcrowded), or 4) Cost Burden > than 30%.

Figures 7, 8 and 9 (located in Appendix B) depict the relative numbers of Hispanic, Asian and African American residents by census block group. The following summarizes each map.

- Hispanic residents comprise 38% of Santa Barbara's population, totaling approximately 33,600 persons (2010 Census). As depicted in Figure 7, areas with the highest Hispanic populations are generally in Westside/Lower West neighborhoods, and Eastside/Lower East neighborhoods. A comparison with Figure 2 indicates these areas correspond to the City's low and moderate income census block groups.
- The 2010 Census identifies approximately 2,900 Asian residents in Santa Barbara, comprising just 3% of the City's population. Though still relatively limited in number, neighborhoods with the highest numbers of Asian residents include northwest Santa Barbara, and the Mesa neighborhoods (refer to Figure

8). Fewer than 1,200 African Americans reside in Santa Barbara, comprising just 1% of the population. While no neighborhoods have high African American populations, Figure 9 depicts two areas with a higher than average number of African American residents: East Beach and Lower East neighborhoods.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Refer to response above.

What are the characteristics of the market in these areas/neighborhoods?

Santa Barbara remains one of the most expensive housing markets in the country, both for homeownership and rental housing. The City's low and moderate income areas are characterized by a mix of both single- and multi-family units, with the strong housing demand keeping vacancies low and housing well maintained. The housing market within Santa Barbara's low and moderate income census block groups is not distinctly different than the high-priced market prevalent throughout the City.

Are there any community assets in these areas/neighborhoods?

Santa Barbara has numerous public parks, neighborhood community centers, youth centers and medical clinics within its low and moderate areas/neighborhoods. The City utilizes CDBG funds to improve these facilities to better serve neighborhood residents.

Are there other strategic opportunities in any of these areas?

As specified in the City's 2015 Housing Element, the City will be preparing a comprehensive inventory of publicly-owned land, and as appropriate, will pursue the dedication of surplus land for development of low, moderate and middle income housing, and for qualifying employees of participating government agencies. One of the Element's specific goals is to pursue acquisition of the National Guard Armory site, located on Milpas Street within a low and moderate income census tract, in order to develop affordable housing, park, school or other public benefit facilities.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Housing and Community Development Strategy is the centerpiece of the Consolidated Plan. The Strategy describes:

- General **priorities** for assisting households
- **Programs** to assist those households in need
- Five-year **objectives** identifying proposed accomplishments

The Strategic Plan also addresses the following areas:

- Financial resources
- Anti-poverty strategy
- Lead-based paint hazard reduction
- Reduction of barriers to affordable housing
- Institutional Structure/Coordination among agencies

In establishing five-year priorities for assistance with CDBG and HOME funds, the City of Santa Barbara has taken several factors into consideration: 1) those households most in need of housing and community development assistance, as determined through the Consolidated Plan Needs Assessment, Agency consultation, Community Needs Survey, and public participation process; and 2) the extent of other non-federal resources and programs available to address the needs.

SP-10 Geographic Priorities – 91.215 (a)(1)

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City utilizes CDBG and HOME funds for projects and programs operated citywide. However, the majority of the construction projects are targeted to the most-needy neighborhoods: those census tracts with 51% or more of the residents who are low- or moderate-income (all or portions of census tracts 3.02, 3.02, 6, 7, 8.01, 8.04, 9, 10, 11.02, 12.06, and 12.08 - refer to Figure 2 in Appendix B). These areas also generally correspond to areas with the highest concentrations of Hispanic households, the predominant minority group in Santa Barbara at 38% of the City's 2010 population (refer to Figure 7 in Appendix B). The two other primary minority groups in the City - Asians and African Americans - represent just 3% and 1% of the City's population, respectively.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that in this high cost real estate market, they are at greater risk of displacement, homelessness or other serious housing situations due to limited financial resources and other limitations they may face.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 61– Priority Needs Summary

1	Priority Need Name	Homeless Assistance	
	Priority Level	High	
	Population	<u>Income Levels:</u> Extremely Low Low Moderate <u>Family Types:</u> Large Families Families with Children Elderly Public Housing Residents <u>Homeless Subpopulations:</u> Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth	<u>Non-Homeless Special Needs:</u> Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development Homeless Transitional Aged Youth
	Geographic Areas Affected	Citywide	
	Associated Goals	Assisting the Homeless	
	Description	The City will continue to give high priority to programs that serve homeless individuals, families and victims of domestic violence.	
	Basis for Relative Priority	The two-day Point in Time event in January 2015, and the Vulnerability Index Survey administered during the same time counted 1,455 homeless individuals in the County. Within the City of Santa Barbara specifically, 893 homeless persons were counted. The Vulnerability Survey, which surveyed 840 of those encountered County-wide, also found that many of the homeless persons encountered included those that were in foster care, veterans, and victims of domestic violence.	

2	Priority Need Name	Decent Housing	
	Priority Level	High	
	Population	<u>Income Levels:</u> Extremely Low Low Moderate <u>Family Types:</u> Large Families Families with Children Elderly Public Housing Residents <u>Homeless Subpopulations:</u> Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth	<u>Non-Homeless Special Needs:</u> Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Homeless Transitional Aged Youth
	Geographic Areas Affected	Citywide	
	Associated Goals	Decent Affordable Housing Decent Housing Availability	
	Description	The City will continue to work with local housing partners to identify and support rehabilitation, new construction, and when appropriate, restructure existing debt in order to preserve the long term viability of the City's affordable housing inventory for low and moderate-income residents and continue to work with public service agencies who provide rental assistance, to very low and low-income residents.	
	Basis for Relative Priority	There are several factors for assigning high priority to decent housing as indicated in the Housing Market Analysis section of the ConPlan. One is the disproportionately high number of renters in the City, with 58% of Santa Barbara's households identified as renters (2007-11 ACS). In addition, while 56% of the City's housing stock are single-family homes, only 42% of units are owner-occupied, indicating many single-family homes are part of the City's rental housing stock. Second is the age of housing stock. Typically housing over 30 years in age is likely to need rehabilitation work to major elements of the structure, such as roofing, siding, plumbing and electrical systems. 83% of owner-occupied housing, and 82% of renter housing are greater than 30 years in age. The third and most prevalent problem is housing overpayment, with 81% of the City's low and moderate income renter households (<80% AMI) facing a cost burden (>30% of income on housing costs), and 54% facing a severe cost burden (>50% of income towards housing).	

3	Priority Need Name	Public Facilities and Infrastructure	
	Priority Level	High	
	Population	<u>Income Levels:</u> Extremely Low Low Moderate <u>Family Types:</u> Large Families Families with Children Elderly Public Housing Residents <u>Homeless Subpopulations:</u> Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth	<u>Non-Homeless Special Needs:</u> Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other: Homeless Transitional Aged Youth
	Geographic Areas Affected	Citywide, except for public infrastructure and park improvements which are limited to low and moderate income census tracts.	
	Associated Goals	Public Facilities and Infrastructure Improvements	
	Description	Continue to support capital projects that improve facilities that serve low and moderate-income residents. The City will also continue to support public infrastructure and parks improvements located in low and moderate-income census tracts.	
	Basis for Relative Priority	Santa Barbara's Capital Improvement Program (CIP) forecasts the City's capital needs for public infrastructure and parks over a six-year period based on various long-range plans, goals, and policies. The FY 2014-2019 CIP was developed with input and requests from numerous sources, including the City Council, boards and commissions, and community members. The CIP is ultimately approved by the City Council and is the basis for preparation of the City's annual CIP budget. The City General Funds and local taxes are insufficient to cover the needed improvements. The needs for facility improvements were also determined through consultation with social service providers active in Santa Barbara who provided extensive input on the needs of the populations they serve. Many non-profit organizations report that they do not have funds for capital improvements as most local foundations or donors do not support capital projects. The City's CDBG program is one of the few available resources for non-profit service providers to make physical improvements to their facilities. Many of the requests from organizations are for upgrades to dilapidated facilities, such as roof replacements, plumbing, and ADA improvements.	

4	Priority Need Name	Economic Development
	Priority Level	High
	Population	<u>Income Levels:</u> Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Opportunity
	Description	Continue to support self-employment training programs and small business loans for low and moderate-income residents.
	Basis for Relative Priority	The 2007-2011 American Community Survey reported that 14% of City residents had incomes below the poverty level, an increase in over 650 persons living in poverty since 2000. Major factors affecting the increase in poverty are unemployment and underemployment and climbing costs, especially of safety-net expenditures like insurance and medical care. The City's anti-poverty strategy addresses structural causes of poverty, and the funding of economic-development programs that enable low-income clients to move towards self-sufficiency and end the cycle of poverty are a crucial component.
5	Priority Need Name	Planning for Housing and Community Development
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Citywide
	Associated Goals	
	Description	Continue to administer the CDBG and HOME programs in accordance with their respective regulations. Includes Fair Housing.
	Basis for Relative Priority	The City will continue to support administration and planning activities in order to effectively oversee the CDBG and HOME programs.

Narrative

In establishing five-year priorities for assistance with CDBG and HOME funds, the City of Santa Barbara has taken several factors into consideration: 1) those households most in need of housing and community development assistance, as determined through the Consolidated Plan needs assessment, consultation, and public participation process; 2) which activities will best

meet the needs of those identified households; and 3) the extent of other non-federal resources and programs available to address these needs.

The following Funding Criteria and Priorities for expenditure of CDBG funds were adopted by the Santa Barbara City Council on October 22, 2013:

- Proposals that facilitate housing for low and moderate income persons.
- Proposals which revitalize low and moderate income neighborhoods.
- Proposals that strengthen or expand public or social service agencies, which facilitates low and moderate income housing.
- Economic development proposals which leverage financial resources to create or retain jobs for low and moderate income persons.

For over two decades, the City has allocated General Funds to support Human Service programs that provide direct services to low income City residents. Thus, while a maximum of 15% of the City's CDBG entitlement is allocated towards public services, City Human Service funds (exceeding \$640,000 in 2014/15) provide the majority of funding for services to the impoverished, elderly, disabled, children, youth and families of Santa Barbara.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is the fastest way to provide affordable housing to those in need as it partners existing rental housing owners with voucher holders. With over 8,000 low and moderate income renter households cost burdened, and over 8,300 applicants on HACSB's Section 8 waiting list, the need for additional rental assistance is substantial. The challenge is that the use of TBRA is completely dependent on landlords' willingness to accept tenant-based rental assistance and to participate in a contractual relationship with HACSB and/or HUD. In addition, Fair Market Rent levels are well below actual rents in the South Coast housing market.
TBRA for Non-Homeless Special Needs	Similar market characteristics that influence the use of TBRA above are applicable to the use of TBRA to serve persons with special needs who are not homeless. However, special needs populations, on average, likely have an even greater need for TBRA than the general low and moderate income population in Santa Barbara. An additional market characteristic that may influence the use of TBRA for special needs tenants is the willingness and ability of service providers to assist TBRA clients to remain stable in their housing.
New Unit Production	As documented in the Needs Assessment, 81% of low and moderate income Santa Barbara renter households are cost burdened, and 12% are overcrowded. These households would theoretically qualify for new affordable housing if sufficient resources existed to build them. The cost of land, labor and materials affects the total development costs and the number of units the city can support in any given year. While funds are limited, the City will use regulatory tools - such as density bonus, inclusionary zoning, and other incentives - to support in the expansion of needed affordable housing.
Rehabilitation	As presented within the Market Analysis, the greatest rehabilitation needs are within the Eastside and Westside neighborhoods of Santa Barbara, with approximately ten percent of the housing stock in need of moderate or substantial repair. In addition, the predominance of older housing (built prior to 1980) in Santa Barbara increases the likelihood of exposure to lead based paint hazards. Low and moderate income households occupying units in substandard condition and/or with the presence of lead based paint would theoretically qualify for rehabilitation assistance if sufficient resources existed. Typically the City's rehabilitation resources support combined acquisition and rehabilitation projects in partnership with non-profits that leverage city dollars with other funding sources. For-profit apartment owners are generally unwilling to utilize City rehabilitation funds that require long term rent restrictions.

Acquisition, including preservation	With over 8,000 low and moderate income Santa Barbara renter households cost burdened and over 1,200 overcrowded, these households would theoretically qualify for newly acquired and rehabilitated affordable housing if sufficient resources existed. Typically the City's rehabilitation resources support combined acquisition and rehabilitation projects in partnership with non-profits that leverage city dollars with other funding sources. The cost of land, labor and materials affects the total development costs and the number of units that the city can support in any given year. Another critical issue that influences the use of funds to acquire properties for the creation or preservation of affordable units is the lack of a permanent source of financing. The elimination of the Santa Barbara Redevelopment Agency, coupled with continued reductions in the HOME entitlement, makes addressing housing priority needs more challenging.
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Table 62 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City faces an enormous challenge in marshaling the resources necessary to implement its Plan. Table 63 summarizes the major sources of funding available to carry out housing and community development activities during this Consolidated Plan period, and encompasses Federal, State, and local programs (both public and private).

As a federal entitlement jurisdiction, Santa Barbara receives HOME and CDBG funds directly from HUD. As of 2015/16, the City's annual HOME entitlement is approximately \$335,000 and annual CDBG funds total \$800,000. While HOME funds are directed entirely towards affordable housing activities, CDBG funds are typically directed towards community development activities. The City will also pursue competitive public and private grants for the development and preservation of programs, housing, and services and work to support legislation that promotes funding for future affordable housing.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available in Remaining 4 years of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
Section 8	HUD	Rental Subsidy	\$24,670,000	\$0	\$0	\$0	\$98,670,940	Figures derived from current Section 8 annual allocation and adjusted for anticipated conversion of Public Housing Capital fund dollars to Section 8 funding.
CDBG	Public-Federal	Acquisition, Planning, Economic Development, Housing, Public Improvements, Public Services	\$803,372	\$425,000	\$0	\$1,228,372	\$4,913,488	Entitlement funds allocation plus estimated program income plus prior-year resources.
HOME	Public-Federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	\$335,230	\$50,000	\$0	\$385,230	\$1,926,150	Entitlement allocation plus estimated program income

Continuum of Care	Public-Federal	Public Services	\$267,742	\$0	\$0	\$267,742	\$1,000,000	Santa Barbara County and non-profit agency funds.
General Fund	Public-Local	Public Services	\$573,566	\$0	\$0	\$573,566	\$2,200,000	General Funds provided by the City to non-profit agencies and Rental Housing Mediation.
Public Housing Capital Fund	Public-Federal	Multi-Family Rental Rehab	\$593,895	\$0	\$0	\$593,895	\$2,375,000	City of Santa Barbara Housing Authority Funds
Other	Private	Economic Development	\$900,000	\$0	\$0	\$900,000	\$3,600,000	Private Bank funds for WEV Loan Fund.
Other	Public-Local	Rental Housing Mediation Task Force	\$8,000	\$0	\$0	\$8,000	\$32,000	City of Carpinteria funds for Rental Housing Mediation
Other	Public-Local	Rental Housing Mediation Task Force	\$17,000	\$0	\$0	\$17,000	\$68,000	City of Goleta funds for Rental Housing Mediation
Other	Public-Local	Rental Housing Mediation Task Force	\$25,000	\$0	\$0	\$25,000	\$100,000	Santa Barbara County funds for Rental Housing Mediation

Table 63 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds play a crucial role in implementing the Consolidated Plan. Local private and non-federal funds are insufficient to meet the heavy demand for housing and services in our community. Agencies receiving CDBG and HOME funds use those funds as a commitment to receiving other funding sources. This encourages collaboration and partnerships between agencies and enhances the level of services agencies are able to provide low and moderate-income residents. Leveraging federal funds enables agencies to be more competitive and have a higher success rate. They can build a base of private financial support and increase sustainability by bringing on partners who will have an incentive to continue supporting the agency after the federally-funded grant period ends.

With the additional Section 8 funding (approximately \$650,000 per year) available through the RAD conversions of the remaining 316 units of Public Housing, the Housing Authority will be able to leverage this source of funding with other funding sources for rehabilitation, such as Low-Income Housing Tax Credits.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Santa Barbara's 2015 Housing Element eight year work program includes several goals to, if appropriate, utilize publically owned land or property to address the needs identified in the plan. These include the following:

- Inventory all land in the City owned by County, State and Federal governments, the Santa Barbara School and High School Districts and public utilities, and actively pursue dedication of surplus land for development of low, moderate and middle income housing, and for qualifying employees of participating government agencies.
- Look for housing opportunities on City-owned land or over private and public parking lots.
- Pursue acquisition of the National Guard and Army Reserve sites in order to develop affordable housing, park, school or other public benefit facilities.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City Community Development Department	Government	CDBG and Human Service Grants, Affordable Housing, Rental Housing Mediation, Fair Housing, Planning/Development	Jurisdiction
Housing Authority of the City of Santa Barbara (HACSB)	PHA	Section 8 Rental Subsidy, Public Housing	Jurisdiction
City Parks and Recreation Department	Government	Neighborhood improvements, Public facilities, Public services	Jurisdiction
City Public Works Department	Government	Neighborhood improvements	Jurisdiction
Central Coast Collaborative on Homelessness (C3H)	Regional Organization	Homelessness	Countywide
Santa Maria/Santa Barbara Continuum of Care	Regional Organization	Homelessness	Countywide
Homeless and Special Needs Services Providers	Non-Profit Agencies	Public services	Varies

Table 64 - Institutional Delivery Structure

Santa Barbara's Community Development Department is committed to sustainable growth and development in the City in ways that promote sound economic standards, environmental quality and the equitable distribution of jobs, housing and income. The Department is responsible for planning, building and safety, housing and human services, and related administrative functions for the City of Santa Barbara.

The Administration, Housing & Human Services Division of the Community Development Department is responsible for managing HUD grant programs, developing housing policy and information, and managing City-funded human services grants. The Division is responsible for a number of programs, including:

- Rental Housing Mediation
- Community Development Block Grant and Human Services Grants
- Housing Rehabilitation Loan program
- Fair Housing Enforcement
- Affordable Housing Development
- Successor Agency to Redevelopment Agency

The Community Development and Human Services Committee (CDHSC) was established in 1994, and reflects a consolidation of the prior Citizens Task Force on Community Development and the Human Services Committee. The CDHSC provides recommendations to City Council on the annual expenditure of federal Community Development Block Grant (CDBG) funds for activities ranging from housing, public/human services, capital projects, economic development and other eligible activities. In addition, the CDHSC evaluates proposals and makes annual funding recommendations for the Human Services Program (funded with City General Fund revenues) which provides services to youth, seniors and the disabled as well as some health services, with a primary focus on emergency services such as shelter, food and safety.

Assess of Strengths and Gaps in the Institutional Delivery System

Santa Barbara is characterized by a capable and extensive housing and community development delivery system. Strong City and County agencies anchor the federal programs and housing and community development programs the City is able to support. In the community, there is a large network of experienced non-profit organizations that deliver a full range of services to residents.

The Community Development Department maintains direct communication with other City departments when revising or updating housing policies, issues and services. Through daily contact and inter-working relations, City staff implements programs and services and tracks issues of concern. This process allows easy access to data on building activity, housing conditions, code requirements, zoning, growth issues, employment trends, and other demographic data. The Housing Authority of the City of Santa Barbara is integral to implementing the City's affordable housing program, including activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

In addition to the City's internal network, through its federal entitlement and other resources, Santa Barbara interacts with various non-profit agencies and public service groups in the delivery of programs. These agencies are assisted by City staff in planning programs and projects, ensuring activity eligibility and costs, complying with federal regulations and requirements, and monitoring the timely expenditure of annually allocated program funds. The City requires agencies to submit quarterly and annual reports to meet federal requirements, and periodically conducts sub-recipient audits and on-site reviews.

Furthermore, the City of Santa Barbara performs project monitoring of all rent restricted affordable units assisted with HOME, CDBG, and former Redevelopment Agency housing funds.

- Annually, audits are performed to ensure compliance with regulatory agreements and affordability covenants; and
- Periodic, on-site visits are conducted, which will include a property inspection and an in-depth review of all the rent restricted affordable unit files assisted with HOME, CDBG, and the former Redevelopment Agency.

As part of the Consolidated Plan process, the City received input from numerous housing and public service agencies through a combination of consultation workshops, interviews and a Needs Assessment Survey. These agencies provided valuable input into the identification of needs and gaps in service, and in development of the City's five year Strategic Plan.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other	X	X	

Table 65 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Homeless Prevention

- **Catholic Charities / Transition House / Legal Aid Foundation** – Catholic Charities provides rental and utility financial assistance to prevent homelessness; Transition House provides Homeless Prevention Services to help families learn to budget and increase income; Legal Aid provides legal defense of unlawful evictions, domestic violence protection, mortgage foreclosure, financial abuse of seniors, and other help for low income residents in legal crisis.
- **New Beginnings RV Safe Program** – This program provides safe overnight parking for individuals and families who find themselves living in their vehicles.
- **Freedom Warming Centers (Unitarian Society)** – The goal of this program is to provide temporary shelter to homeless persons in order to help reduce the risk posed by nights of dangerous weather conditions.
- **Noah's Anchorage (CIYMCA)** – The goal of this program is to provide shelter and/or emergency prevention services to homeless, runaway and at-risk youth, as well as the children of families facing a crisis.
- **Sarah House Santa Barbara** – Provides end-of life housing and care to low income or homeless people on Hospice Care.
- **WillBridge** - WillBridge's overall goal is to house chronic homeless mentally ill adults. WillBridge provides transitional and permanent supportive housing with case management and other social services.
- **Faulding Hotel** - The overall goal is the retention of residents with emphasis on coordinating services via an on-site Case Coordinator and Life Skills trainer to allow residents to maintain their housing and well-being. Program is collaborated with the Restorative Policing Program, with the goal to provide housing to the homeless that are released from incarceration and to house those who are considered chronically homeless.
- **Hotel De Riviera** – Provides housing for up to 33 formerly homeless men and women with a dual-diagnosis (mental illness with a chemical dependency). Recovery specialists run the 18 to 24-month abstinence-only program, with the goal of graduating residents into permanent housing.
- **Sanctuary Centers of Santa Barbara** – Provides a 12-bed residential treatment facility for persons experiencing an acute episode of mental illness. Sanctuary Centers also offers an array of support services including transitional support, day treatment services, a co-occurring disorders program, in home support services, independent living services, vocational counseling, dialectal behavior therapy, and family counseling

Supportive Services

- **New Beginnings Counseling (Carrillo Counseling Services)** – This program provides low-cost mental health counseling, psychological assessment, and education to youth, adults, couples, and families in individual and group sessions.
- **Domestic Violence Solutions** - Women and children may stay in one of three confidential emergency shelters for up to 45 days, where they receive emotional support, food, clothing, goal planning assistance, advocacy for medical, legal and financial resources, information and referrals. Residents and children participate in counseling and nightly support groups.
- **Casa Esperanza/PATH** – In addition to providing a sober-only model shelter, homeless persons are provided the following services: public health, case management, social services, youth services, legal aide, domestic violence services, rape crisis, alcohol and drug services, adult protective services and/or Veteran's Assistance.
- **Santa Barbara Rescue Mission** - The Rescue Mission's comprehensive programs include outpatient services, family support, addiction education, relapse prevention, transitional housing, career development and placement. Graduates from the Mission are restored to health and productivity and reenter society as responsible, committed parents and citizens.
- **Santa Barbara Salvation Army** - Provides emergency and rehabilitation assistance, youth development services, and community programs targeting families of all ages. Food distribution to the needy is provided daily. Adult services include the Hospitality House Transitional Residential Stabilization Program.
- **My Home (CIYMCA)** – The goal of this program is to reduce the incidence of homelessness, and increase the education- and employment-readiness levels among former foster youth and other young people ages 18-22 that are facing homelessness.
- **St. Vincent's Family Strengthening Program** - The program goal is to graduate women who can sustain their families through gainful employment, be in a stable living situation, and assure that their children are provided with excellent parenting and educational opportunities.

Outreach Services

- **Restorative Policing** - The Restorative Policing Program helps chronically homeless individuals achieve self-sufficiency. The program works with clients to place them in detox, housing, or work programs, and is staffed by a sworn officer, Community Service Liaisons, and Restorative Outreach Specialists. The Restorative Court program is a collaborative effort of the Police Department, court system, health care system, and social service agencies. It is designed to help individuals with mental illness or substance dependence, many of whom are homeless, get off the street. .
- **Noah's Anchorage Street Outreach** - This program serves young people, ages 16-24, by providing outreach to youth on the streets on a regular basis. Services are aimed

specifically at marginalized youth populations that are not seeking services through other community-based organizations.

- **New Beginnings Safe Parking** - This program provides weekly street outreach with community volunteers to reach out to newly homeless and connect them with services.
- **Casa Esperanza** - During the winter shelter periods of December 1 - March 31 (when the weather is colder and there is an increase in the shelter bed availability to 200 beds), Casa Esperanza will outreach to persons living on the streets to promote their services and interim housing opportunities.
- **Freedom Warming Centers** - Volunteer outreach teams are notified of weather related warming center activations to notify homeless individuals.
- **Willbridge** - This supportive housing program offers a street outreach team that interacts with homeless individuals (including disabled, minorities, women, seniors, etc) on a weekly basis to provide basic essentials, evaluate well being, and offer encouragement to become housed.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and human service agencies are critical to the delivery of viable products/services. In an effort to enhance coordination, the City participates in the Central Coast Collaborative (C3H).

In addition, one of the roles of the Community Development Human Services Committee is to foster integration, coordination and cooperation of human service providers in the City of Santa Barbara in order to better serve human needs. Further, the City encourages joint reviews of funding program guidelines and regulations. This is undertaken to increase coordination between CDBG and other funding programs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

A technical working committee called the Cities-County Joint Affordable Housing Task Group meets on a regular basis to coordinate, integrate, strengthen and eliminate identified gaps in the housing delivery system of local institutions. The group consists of the Cities of Santa Barbara, Carpinteria, Goleta, as well as the City and County Housing Authorities, the Metropolitan Transit District and housing providers.

The Housing Authority of the City of Santa Barbara is under the jurisdiction of the City, and the City works closely with the Housing Authority in developing and maintaining Housing Authority

rental stock. The Housing Authority is treated like any developer and must have any new developments approved through the regular planning/permitting process.

Banks and savings institutions have continued to make mandated outreach to the community on the Community Reinvestment Act (CRA). Local banks have enhanced their CRA performance by assisting and funding the Community Development Loan Fund operated by Women's Economic Ventures.

SP-45 Goals Summary – 91.215(a)(4)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Assisting the Homeless	2015	2019	Homeless		Homeless		6,550 persons assisted
2	Decent Affordable Housing	2015	2019	Affordable Housing Public Housing		Decent Housing		Rental units constructed: 39 Housing Units TBRA: 335
3	Decent Housing Availability	2015	2019	Affordable Housing		Decent Housing Fair Housing		Rental units rehabilitated: 50 Housing Units Other: 5 Other
4	Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development		Public Facilities and Infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11,315 Persons Assisted
5	Economic Opportunity	2015	2019	Non-Housing Community Development		Economic Development		Public Service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Businesses assisted: 15 Businesses Assisted
6	CDBG Planning and Administration	2015	2019	Other		Planning for Housing and Community Development		N/A
7	HOME Planning and Administration	2015	2019	Other		Planning for Housing and Community Development		N/A

Table 66 – Goals Summary

Goal Descriptions

1	Goal Name	Assisting the Homeless
	Goal Description	Using CDBG public service funds, the City will provide assistance to homeless service providers including, but not limited to, Casa Esperanza/PATH, Domestic Violence Solutions and Transition House. Using non-CDBG funds, the City will provide financial assistance to programs that aid in the prevention of homelessness, provide emergency and transitional shelter, permanent supportive housing, and supported activities to persons who are homeless or at risk of becoming homeless.
2	Goal Name	Decent Affordable Housing
	Goal Description	Using HOME funds, the City will assist People's Self-Help Housing in construction of new very low and low-income rental units, and continue working with local housing and service providers to provide security deposit and TBRA assistance. Using non-CDBG and HOME funds, the City's Housing Authority will continue to provide Section 8 vouchers, and construct new public housing units.
3	Goal Name	Decent Housing Availability
	Goal Description	<p>Using CDBG repayment funds, the City will rehabilitate low-income rental units. Using CDBG administrative funds, the fair housing program will respond to inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities.</p> <p>Using non-CDBG or HOME funds, the City's Housing Authority will renovate existing public housing units owned by the Housing Authority and occupied by low-income persons. In addition the City will continue to support programs that make affordable housing available to vulnerable populations for example, programs such as Rental Housing Mediation and Legal Aid Foundation.</p>
4	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Using CDBG funds, the City will provide financial assistance to improve public facilities, parks, and infrastructure, and non-profit service providers' facilities.

5	Goal Name	Economic Opportunity
	Goal Description	Using CDBG funds, the City will support self-employment training programs targeted to low and moderate-income business owners, or persons wishing to start a business. Using CDBG repayment funds and private bank funds, Women's Economic Ventures will continue to provide business loans to persons who do not qualify for conventional bank loans.
6	Goal Name	CDBG Planning and Administration
	Goal Description	The City will conduct the following administration/planning activities: (1) General Administration of the overall CDBG Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of all CDBG-funded capital improvement projects, (3) Coordination of the Public Service Subrecipients, (4) Monitoring of all CDBG projects/programs to ensure compliance with federal regulations, (5) Preparation of the Annual Action Plan, and (6) Preparation of the Consolidated Annual Performance and Evaluation Report (CAPER).
7	Goal Name	HOME Planning and Administration
	Goal Description	The City may use up to ten (10) percent of the HOME allocation for the overall administration of the HOME Program. The City will use HOME funds to ensure the overall development, management, coordination (including coordination with Community Housing Development Organizations), and monitoring of all HOME-funded projects/programs to ensure compliance with federal regulations of the HOME program.

Table 67 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

As presented in Table 67 above, the City's five-year goal is to provide affordable housing opportunities to 423 extremely low, low and moderate income households through the following activities:

- New construction of rental housing
- Tenant-based rental assistance
- Rehabilitation of rental units

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvement

In general, the Housing Authority has empowered a Resident Council/Resident Advisory Board to serve as a focal point of information and feedback to the Housing Management and Property Development Departments. Periodic resident surveys are coordinated by the Resident Council to solicit valuable input from those who might not otherwise voice their opinions. The role of the Resident Council is invaluable as it affects current and future program/grant evaluation and development.

The Housing Authority is also operating a Family Self-Sufficiency Program (FSS). This program is designed to assist Section 8 participants and public housing tenants in setting goals and moving towards economic self-sufficiency. Of particular note is the fact that a high number of the Housing Authority's current FSS participants have set up their own businesses, pursued higher education and enhanced employment opportunities. As of March 2014, two-hundred-twenty-eight (228) families have graduated from the Family Self-Sufficiency program; eighty-four (84) of which are off of all forms of housing assistance, and forty-three (43) of which are first-time homeowners.

The Housing Authority also has two tenant participants on the Housing Authority Commission/Board of Directors. The Housing Authority will continue to coordinate a resident council for the tenants. The Housing Authority is also represented on the City's Community Development and Human Services Committee which oversees the CDBG funding process and recommends funding allocations to the City Council.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable. The Housing Authority of the City of Santa Barbara is a "High Performer" under the Section 8 Management Assessment Program and the Public Housing Assessment System.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Barriers to affordable housing in Santa Barbara include market factors, physical limitations and government regulations, as previously described in Section MA-40. These barriers are present when the incentive to develop affordable housing does not exist due to excessive costs. Some of these costs are motivated by economic conditions; others are the result of various political actions. This section will outline the City's strategy to remove or ameliorate those negative effects.

Strategies to Remove or Ameliorate the Barriers of Affordable Housing

Market Barriers

High Cost of Land

The high cost of land and housing was documented previously in the Plan. To help with this, the City will continue to provide incentives (financial and management) in cooperation with HACSB and private developers to use underutilized and small vacant parcels to support affordable development on infill sites. In addition, the City will develop an inventory of all land in the City owned by the City, County, State and Federal governments, the Santa Barbara School and High School Districts and public utilities, and actively pursue dedication of surplus land for development of low, moderate and middle income housing, and for qualifying employees of participating government agencies.

High Market Sales Prices

The City will continue to implement inclusionary housing requirements on new ownership developments as a tool to provide below market rate units. Through the use of resale controls, subsidized units will continue to be available to moderate income households for many years. The City will continue to pursue funding assistance for first-time homebuyers.

High Market Rents/Low Vacancy Rates in Lowest Cost Units

Multi-family projects may be assisted through HOME entitlement funds or the Redevelopment Successor-Agency housing subsidies (if available) to assist in the purchase or development of multi-family structures so that rents can be lowered, more units are available to reduce vacancy rates or more units may be rented through Section 8.

Physical Barriers

Limited Land Available

The City will continue to support lot consolidation and development on small infill sites. The dedication of surplus public land for affordable housing will be actively pursued, and opportunities for the integration of housing above public and private parking lots will be

evaluated. The City will coordinate with property owners and developers to encourage the development of housing at key shopping centers.

Age of Housing Stock

The City will continue to operate the Housing Rehabilitation Loan Program as funds allow for multi-family properties. Assist in preserving the existing rental housing stock by allowing the reconstruction or rehabilitation of apartments at non-conforming General Plan densities and zoning standards.

Institutional Barriers

High Standards for Development

In order to help keep down housing costs and to make the construction of affordable housing more financially feasible, the City will continue to provide development standard incentives, such as reductions in lot area, unit size, setback, open space and parking. Implement State density bonus law to facilitate the provision of units affordable to very low and low income renter households, and moderate income owner households.

Project Review Process

The City will implement various actions identified in the 2015-2023 Housing Element to expedite the review process for residential infill and affordable housing projects, including establishing Multi-Family Design Guidelines and guidelines for infill projects.

Zoning

The City will continue to allow residential use in most commercial districts, with higher densities permitted for projects with an affordability component. Through the new Priority Housing Overlay, the City will encourage the construction of rental housing, employer sponsored housing, and co-operative housing in the Downtown, La Cumbre Plaza/Five Points area, C-M Commercial Manufacturing Zone and Milpas Street by providing incentives such as:

- Increased density overlays up to 63 du/ac as part of the Average Unit-Size Density Incentive Program
- Higher Floor Area Ratios (FAR) when such standards are developed
- More flexibility with zoning standards (e.g., reduced parking standards)
- Expedited Design Review process
- Fee waivers or deferrals

Continuing Decline in Sources of Housing Funds

The City will continue to advocate for and pursue federal, state, local and private funding sources for affordable housing. Encourage HUD to grant an exception Fair Market Rent for Santa Barbara, or define a separate housing market for the higher cost South County area.

Social/Political Barriers

NIMBY/Exclusivity

The City will continue to focus its highest residential densities in commercial districts and outside established residential neighborhoods. Continue the provision of high quality affordable housing with complementary design to enhance compatibility with the surrounding area. Provide ample opportunities for neighborhood input on project design.

Locational Factors

Clustering of affordable projects in particular neighborhoods will be discouraged. Policies to require scattered site development will continue to guide the location of affordable housing sites.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Santa Barbara's Continuum of Care program for the homeless is a multi-pronged effort to provide adequate housing and social services to this very vulnerable segment of the community. The City will continue the following actions during the five-year Plan period:

1. Prevent low income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless;
2. Address emergency shelter and transitional housing needs of homeless individuals and homeless families;
3. Help homeless persons make the transition to permanent housing; and
4. Support organizations that provide permanent supportive housing.

Outreach and assessment is conducted by each individual program.

Addressing the emergency and transitional housing needs of homeless persons

The City has and will continue to address emergency shelter and transitional housing needs of homeless and homeless families through support of homeless programs such as: foul weather emergency homeless shelter for shelter during the harsh winter months; Casa Esperanza/PATH for emergency beds, temporary and transitional, and social services; Transition House for emergency shelter - temporary and transitional, meals, childcare and job assistance; Domestic Violence Solutions for temporary shelter, supportive services and transitional assistance for homeless battered women; AIDS Housing, Santa Barbara (Sarah House) for full supportive services in a complete care residential home for special needs persons with AIDS and terminal illnesses; Noah's Anchorage Youth Shelter for temporary housing and crisis intervention services for homeless, runaway or disenfranchised youth, and; WillBridge for temporary shelter as an alternative to incarceration for those with mental illness. The Rescue Mission also provides emergency shelter ten days per month per individual.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City will continue its active participation in the Central Coast Collaborative on Homelessness (C3H), a unified countywide collaboration between homeless service providers, elected representatives, community leaders and advocacy groups. C3H was formed to better serve the most vulnerable homeless individuals, families and persons at risk of homelessness in

Santa Barbara County, and operates under a Collective Impact organizational model to develop shared measurement systems and collect data that can be used to make service delivery decisions and reduce duplication of effort. The C3H model, initiated in January 2013, encompasses a countywide Policy Council comprised of elected representatives; a countywide Coordination Committee consisting of community leaders; housing, shelter and treatment providers; and advocacy groups; and is facilitated by an independent Homeless Coordinator.

The focus of C3H activities center around the organization's following adopted goals:

- Prevent homelessness
- Support the expansion of housing for the homeless
- Build a results- and data-driven culture
- Elevate community dialogue, support, and collaboration regarding homelessness
- Encourage commitment to self-sufficiency

To meet the needs of the chronically homeless, Santa Barbara will continue to support and expand direct access to housing and “housing first” programs that are successful in getting the homeless off the streets and out of shelters. The City will also continue to pull together and seek additional resources to build permanent supportive housing units, expand the number of permanent housing subsidies, maintain a balanced approach to housing chronically homeless singles and families for continued reductions in these areas, and focus on ending homelessness rather than managing it.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City helps prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless through programs such as the Rental Housing Mediation Task Force, Fair Housing Enforcement Program, Legal Aid, Casa Esperanza/PATH, Transition House, People’s Self-Help Housing, and Catholic Charities, all of which have substantial programs to assist in homeless prevention. Catholic Charities provides small grants to help families meet financial obligations in an effort to prevent homelessness. Transition House offers a homelessness prevention program to assist very low-income households increase their earning potential and improve their household finance management. People’s Self-Help Housing provides social services to low-income residents in their housing programs to help prevent them from becoming homeless. The Housing Rehabilitation Loan Program rehabilitates substandard multi-family buildings and implements affordability controls. The Rental Housing Mediation Task Force (RHMTF) assists and/or mediates disputes between tenants and landlords to prevent the possibility of displacement/homelessness. The Fair Housing Enforcement Program investigates reported cases of housing discrimination and educates the public on housing rights and responsibilities. Legal Aid provides legal services regarding uninhabitable residences, evictions, and unlawful detainers.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

As a means of better protecting children and families against lead poisoning, in 1999 HUD instituted revised lead-based paint regulations focused around the following five activities:

- Notification
- Lead Hazard Evaluation
- Lead Hazard Reduction
- Ongoing Maintenance
- Response to Children with Environmental Intervention Blood Lead Level

The City has implemented HUD Lead Based Paint Regulations (Title X), which requires federally funded rehabilitation projects to address lead hazards. Lead-based paint abatement is part of the City's Housing Rehabilitation Loan Program (HRLP). Units within rental housing projects selected for rehabilitation are tested if not statutorily exempt. Elimination or encapsulation remedies are implemented if lead is detected, and is paid for through CDBG funds.

Further, informational brochures are made available at the public counter on the risks of lead based paint, and are provided to outside groups, such as real estate offices and neighborhood associations. City staff has been trained on current Lead Based Paint Regulations and the city's program complies with these regulations.

How are the actions listed above related to the extent of lead poisoning and hazards?

As discussed earlier in the Market Analysis, 83% of Santa Barbara's owner-occupied units were built prior to 1980, and of these 12,252 units, just 2% or 270 units have occupants that include children. Similarly, 82% of Santa Barbara's rental housing was built prior to 1980 (16,777 units), with children present in just 3% or 525 of these units. Pre-1980 housing units with children present pose the greatest threat of lead poisoning. With an estimated 795 such households in Santa Barbara, lead exposure among children is not a sizable issue. Another risk factor is household income, with lower income households having a greater risk of exposure. The 2007-2011 CHAS identifies 38% of Santa Barbara's households as earning less than 80% HAMFI, translating to an estimated 11,000 low and moderate income households residing in the City's approximately 29,000 pre-1980 housing units.

How are the actions listed above integrated into housing policies and procedures?

To reduce lead-based paint hazards in existing housing, all housing rehabilitation projects supported with federal funds are tested for lead and asbestos. When a lead-based paint hazard is present, the City or the City's sub-grantee contracts with a lead consultant for abatement or implementation of interim controls, based on the findings of the report. Tenants are notified of the results of the test and the clearance report. In Section 8 programs, staff annually inspects

units on the existing program and new units as they become available. In all cases defective paint surfaces must be repaired. In situations where a unit is occupied by a household with children under the age of six, corrective actions will include testing and abatement if necessary, or abatement without testing.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The 2007-2011 American Community Survey reported that 14.2 percent of City residents had incomes below the poverty level, an increase in over 650 persons living in poverty since 2000. Of greatest concern is an increase in the number of individuals and families becoming homeless or at risk of becoming homeless due to poor economic conditions. Major factors affecting the increase in poverty are unemployment and underemployment and climbing costs, especially of safety-net expenditures like insurance and medical care.

The City of Santa Barbara's anti-poverty strategy includes both policy initiatives that address structural causes of poverty, and the funding of economic and social programs that enable low-income clients to move towards self-sufficiency and end the cycle of poverty. This is enabled through funding and management of the City's Human Services grants and related programs. The City's Housing Authority also operates a Family Self-Sufficiency Program (FSS) to allow Section 8 participants and public housing tenants to move up and out of assisted housing.

The City's goal in this regard is to ensure that an individual or family has enough income, as well as knowledge, personal skills, and support systems necessary to secure safe and affordable housing, obtain quality child care, fulfill education and employment goals, access physical and mental health services, save money for future needs, obtain nutritious food and acquire basic necessities such as clothing, and build strong, stable families. The City will continue to focus on self-sufficiency as its primary anti-poverty approach through the Consolidated Plan, by administering existing programs and implementing initiatives for new human service programs.

Another City-wide initiative involves a gang activity reduction strategy. Noting the high correlation between the rate of poverty and low per-capita income with the concentration of crime activity, the City must target low-income families with the assistance they need, in home and at school, to curtail the negative effects of gang related activity on the individuals involved and the community at large. Those living in low-income families are more frequently being exposed to violence, either as a victim or as a witness.

Youth development programs must be included with support programs to enable these families to earn enough income to become stable. Immediate action is needed in the poorest households, and there is a need for better coordination of programs to strengthen their impact and maximize resources.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Santa Barbara's overall program for affordable housing is integral to the City's strategy for reducing the number of poverty level families and individuals in the community. Examples of the inter-relatedness of Santa Barbara's housing programs to poverty reduction include:

- Implementation of the Family Self-Sufficiency (FSS) Program to help Section 8 participants become more economically self-sufficient. HACSB is committed to expanding current partnerships, resources and referrals to create more education and job training programs tailored to the needs of FSS participants (source: HACSB 2014-2019 Action Plan).
- A focus on the most effective housing models to address homelessness: housing first, rapid re-housing, and homeless prevention. Development of permanent housing for the homeless with supportive services, encompassing a total of 172 units within El Carrillo, Artisan Court and Bradley Studios.
- Through the transitional housing program, the City funds community-based non-profit agencies, such as Transition House, to provide formerly homeless and at-risk residents with an affordable, supportive living environment while they work to prepare themselves for independent living.
- Collaboration with the Coastal Housing Partnership in the identification of incentives to encourage large employers to provide employee housing and other benefits, such as downpayment assistance and rental move-in assistance. Successful development of Casa de las Fuentes, providing 42 units of affordable housing for low income downtown workers.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Santa Barbara follows monitoring procedures for human service subgrantees which includes in-desk review of quarterly progress reports and expenditures, and annual on-site visits to ensure compliance with federal regulations. Public Service subgrantees submit monthly progress reports documenting clients served, expenses, and accomplishments of specific goals and objectives. Periodically during the program year, staff conducts CDBG and HOME project on-site monitoring visits, where they observe the operation and management of the projects. Additionally, on an annual basis, members of the Community Development and Human Services Committee conduct site visits to each funded project.

Capital projects are monitored by regular status and fiscal reports for Davis/Bacon requirements throughout the course of the project, as well as frequent site visits by staff. For some projects, the City's Housing Rehabilitation Loan Program staff is assigned to monitor and inspect project construction work. HOME projects are monitored yearly and inspected every three (3) years following HUD approved guidelines.

The City of Santa Barbara also performs project monitoring of all rent restricted affordable units assisted with HOME, CDBG, and the former Redevelopment Agency Set-Aside Funds in accordance with 24 CFR 92.504. Owner-occupied units are required to submit an annual compliance form.

Project and financial data on CDBG and HOME-funded activities is maintained using HUD's IDIS (Integrated Disbursement Information System) software. Use of this system allows HUD staff easy access to local data for review and progress evaluation.



APPENDIX A

GLOSSARY OF TERMS

Glossary of Terms

This glossary contains definitions for a short list of terms used in the Consolidated Plan and Action Plan. Some of the definitions and terms are unique to the City of Santa Barbara. Others are standard housing terms used consistently in most Consolidated Plans. This list of terms is not meant to be exhaustive. The list is provided to assist readers who may be unfamiliar with local and statewide housing issues.

Affordable Housing:

Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of his gross income for gross housing costs, including utility costs.

AIDS and Related Diseases:

The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Alcohol/Other Drug Addiction:

A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

Area Median Income (AMI):

The figure from which eligibility for very low, low and moderate income housing is calculated. The area median income is revised periodically by the U.S. Department of Housing and Urban Development.

Assisted Household or Person:

For the purpose of specifying one-year goals for assisting households or persons, a household or person is assisted if, during the coming Federal fiscal year, they will benefit through one or more programs included in the jurisdiction's investment plan. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first-time homebuyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR Section 882.109).

CHAS:

HUD's Comprehensive Housing Affordability Strategy.

Chronically Homeless:

An unaccompanied homeless individual with a disabling condition that has been continually homeless for a year, or has had four episodes of homelessness in the past 3 years.

Committed:

Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Concentration of Low/Moderate Income:

An area of low/moderate income concentration is a census block group in which a minimum of 51% of households earn 80% or below the area median income. The 25 census block groups in Santa Barbara that meet this criteria are depicted in Figure 2 - Low and Moderate Income Areas, located in Appendix B.

Consistent with the CP:

A determination made by the jurisdiction that a program application meets the following criterion: The Annual Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Cost Burden > 50% (Severe Cost Burden):

The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden > 30%:

The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Disabled Household:

A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disability Assistance and Bill of rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household

described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Disproportionate Housing Need:

A disproportionately greater housing need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole.

Economic Independence and Self-Sufficiency Programs:

Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency program. In addition, PHAs may operate locally developed programs or conduct a variety of special projects designed to promote economic independence and self-sufficiency.

Elderly (Census Bureau):

A person aged 65 or older. Includes the frail elderly population: those aged 75 or older.

Elderly (HUD):

A person aged 62 or older, as defined in 24 CFR 91.5 and 24 CFR 5.100.

Family Self-Sufficiency (FSS) Program:

A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

Family:

A household composed of two or more people related by birth, marriage, or adoption and residing together.

Federal Preference for Admission:

The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent. (See, for example, 24 CFR 882.219).

First-Time Homebuyer:

An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the homebuyer, except that any individual who is a displaced homemaker

(as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

Frail Elderly:

A person aged 75 or older (See **Elderly**).

Group Quarters:

Facilities providing living quarters that are not classified as housing units. (U.S. Census definition). Examples include: prisons, nursing homes, dormitories, military barracks, and shelters.

HOME:

The HOME Investment Partnership Program, largest federal block grant program for states and local governments; designed to provide decent and affordable housing for low-income families.

Homeless Youth:

Unaccompanied person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered".

Homeless Family:

Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual:

An unaccompanied person 18 years of age or older who is living in situations described by terms "sheltered" or "unsheltered".

Household:

One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

Housing Problems:

Households with housing problems include those that: (1) occupy units lacking a complete kitchen and/or complete plumbing; (2) meet the definition of overcrowded at greater than 1 person per room; and/or (3) meet the definition of cost burden at greater than 30% of income on housing. Households with *severe* housing problems include those that: (1) occupy units lacking a complete kitchen and/or complete plumbing; (2) meet the definition of severely overcrowded at greater than 1.5 persons per room; and/or (3) meet the definition of severely cost burdened at greater than 50% of income on housing costs.

Housing Unit:

An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition)

Illegal Units:

A building or portion thereof designated or occupied for residential purposes including one family, two family, and multiple family dwellings which has not received the proper discretionary approvals and/or building permits or may not meet the zoning code requirements necessary for the structure.

Inclusionary Affordable Housing Requirements:

A requirement that a specific percentage of the units in a new housing development be reserved for occupancy by low and/or moderate income households only.

Income levels (HUD):

Income levels serve as eligibility criteria for persons, households, and areas participating in federally funded programs. Income levels are based on median family income (MFI), which varies geographically and by family size.

- **Extremely Low-Income:** Between 0 and 30 percent of MFI
- **Very Low-Income:** Between 30.1 and 50 percent of MFI
- **Low-Income:** Between 50.1 and 80 percent of MFI
- **Moderate-Income:** Between 80.1 and 100 percent of MFI

Incomplete kitchen facilities:

A housing unit is classified as lacking complete kitchen facilities when any of the following are not present: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

Incomplete plumbing facilities:

A housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower.

Infrastructure:

Facilities and services, such as streets, parking lots, water lines, libraries, schools, parks, Police and Fire Departments needed to sustain industry, residential and commercial activities.

Institutions/Institutional:

Group quarters for persons under care or custody. (U.S. Census definition)

Lead-based paint hazard:

Any condition that causes exposure to lead, such as lead-contaminated dust; soil; or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

Large Related:

A household of 5 or more persons which includes at least one person related to the householders by blood, marriage or adoption.

Legally Nonconforming:

Structures or uses that were legally built and met zoning requirements at the time of construction but do not meet current zoning requirements due to subsequent changes in the code.

Median Household Income:

The median household income is the middle value of all household incomes. One half of all households earn more than the median income and one half of all the households earn less than the median income. Also referred to as median income or area median income.

Non-Elderly Household:

A household which does not meet the definition of "Elderly Household," as defined above.

Non-Institutional:

Group quarters for persons not under care or custody. (U.S. Census definition used)

Occupied Housing Unit:

A housing unit that is the usual place of residence of the occupant(s).

Other Household:

A household of one or more persons that does not meet the definition of a Small Related household, Large Related household or Elderly Household.

Overcrowded Conditions:

The U.S. Department of Housing and Urban Development defines overcrowding as 1.01 or more persons per room per unit. Rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Period of Affordability:

The length of time a HOME-assisted unit must remain available to low-income families. The HUD required period of affordability is dependent upon the total amount of HOME funds invested in the housing.

Physical Defects:

A housing unit lacking complete kitchen or bathroom. (U.S. Census definition) Jurisdiction may expand upon the Census definition.

Project-Based (Rental) Assistance:

Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project based rental assistance give up the right to that assistance upon moving from the project.

Recapture:

The HUD regulation that ensures that the participating jurisdiction (City) recoups all or a portion of the HOME assistance to homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability.

Rent Burden > 50% (Severe Cost Burden):

The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Rent Burden > 30% (Cost Burden):

The extent to which gross rents, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Rental Assistance:

Provides financial assistance for rental housing costs through either project-based (property) or tenant-based (portable with tenant) assistance.

Resale Restrictions:

The HUD regulation that ensures that housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as its principal residence for the duration of the period of affordability.

Secondary Dwelling Unit:

An additional small residential unit which is attached or detached to an existing single family dwelling in a single-family zone. Sometimes referred to as a granny unit.

Service Needs:

The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case

management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Mental Illness:

A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Severe Cost Burden:

See Cost Burden > 50%.

Sheltered:

Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

Small Related:

A household of 2 to 4 persons that includes at least one person related to the householder by birth, marriage, or adoption.

Special needs populations:

Include the elderly and the frail elderly; neglected or abused children; persons with physical or sensory disabilities (including mobility impaired, blind, deaf, or chemically/environmentally sensitive); persons suffering from mental illness; victims of domestic violence; persons with disabilities related to substance abuse and chemical dependency; and emancipated foster youth.

Standard:

Any new buildings and older ones which have been adequately maintained and which exhibit no structural, plumbing, or electrical-deficiencies.

Substandard Condition and not Suitable for Rehab:

Any unit that could not be made to meet Section 8 standards.

Substandard Condition and Suitable for Rehab:

Any buildings which exhibit structural, plumbing, and/or electrical deficiencies, all of which can be repaired in conformity with current codes and ordinances for a sum not-to-exceed 80% of the value of the property...and which, by such repairs, the building (with normal maintenance) can provide decent, safe, and sanitary housing for an additional 30-40 years.

Substantial Rehabilitation:

Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Substantial Amendment:

A major change in an approved housing strategy. It involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Supportive Housing:

Housing (including housing units and group quarters) linked with social services tailored to the needs of the population being housed; designed to help those with special needs live more stable, productive lives.

Supportive Services:

Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Tenant-Based (Rental) Assistance:

A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance elsewhere. The assistance is provided for the tenant, not for the project.

Transitional Housing:

Temporary housing designed to provide a safe living environment for homeless individuals and families while facilitating their transition to permanent housing within a reasonable amount of time (usually 24 months).

Unsheltered:

Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys, automobiles).

Worst-Case Needs:

Unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced.



APPENDIX B

FIGURES

- FIGURE 1 2010 CENSUS TRACTS AND BLOCK GROUPS
- FIGURE 2 LOW AND MODERATE INCOME AREAS
- FIGURE 3 POPULATION IN POVERTY
- FIGURE 4 RENTER OVERPAYMENT
- FIGURE 5 OWNER OVERPAYMENT
- FIGURE 6 RENTER OVERCROWDING
- FIGURE 7 HISPANIC POPULATION
- FIGURE 8 ASIAN POPULATION
- FIGURE 9 AFRICAN AMERICAN POPULATION

Figure 1.

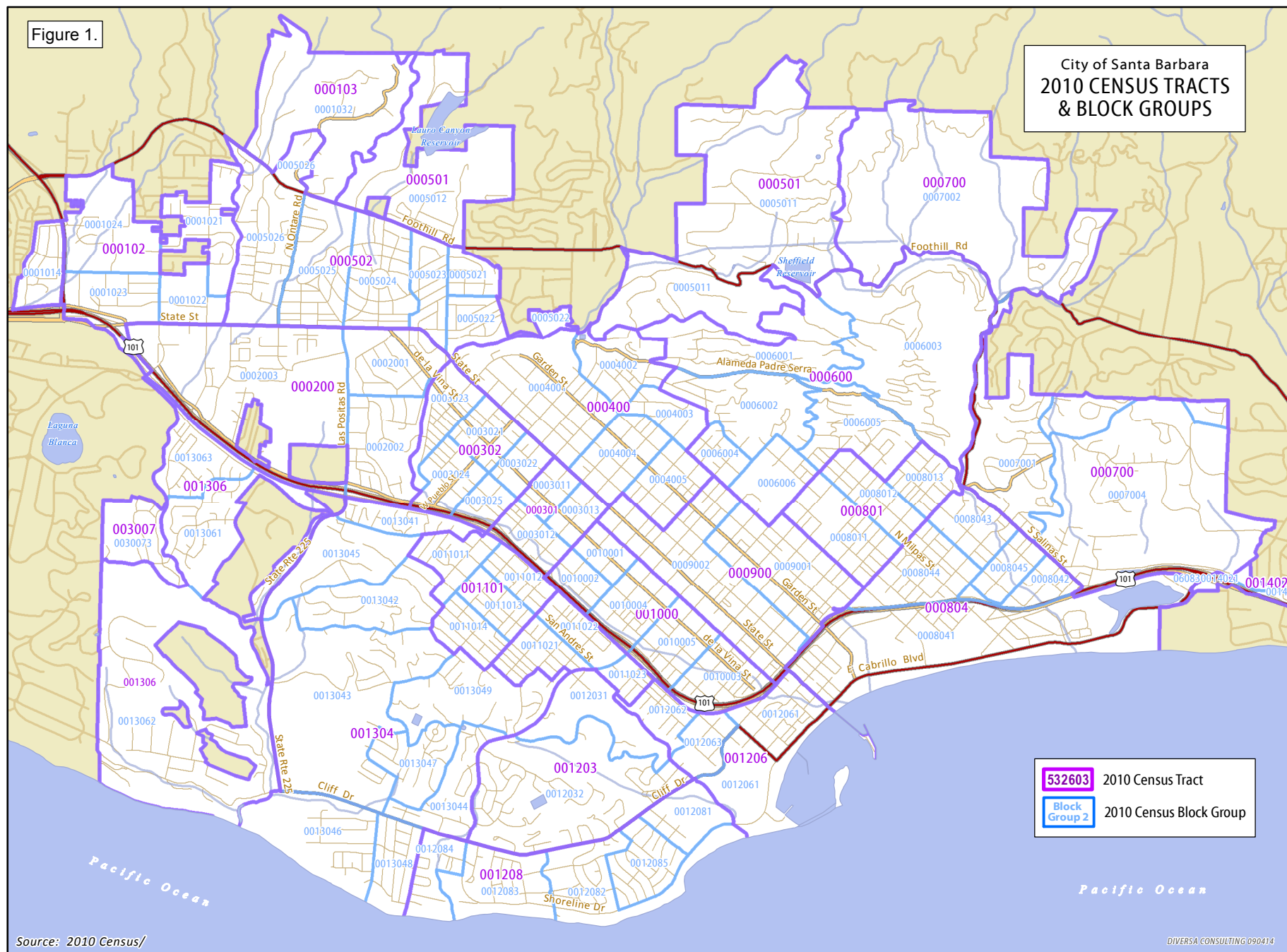


Figure 2.

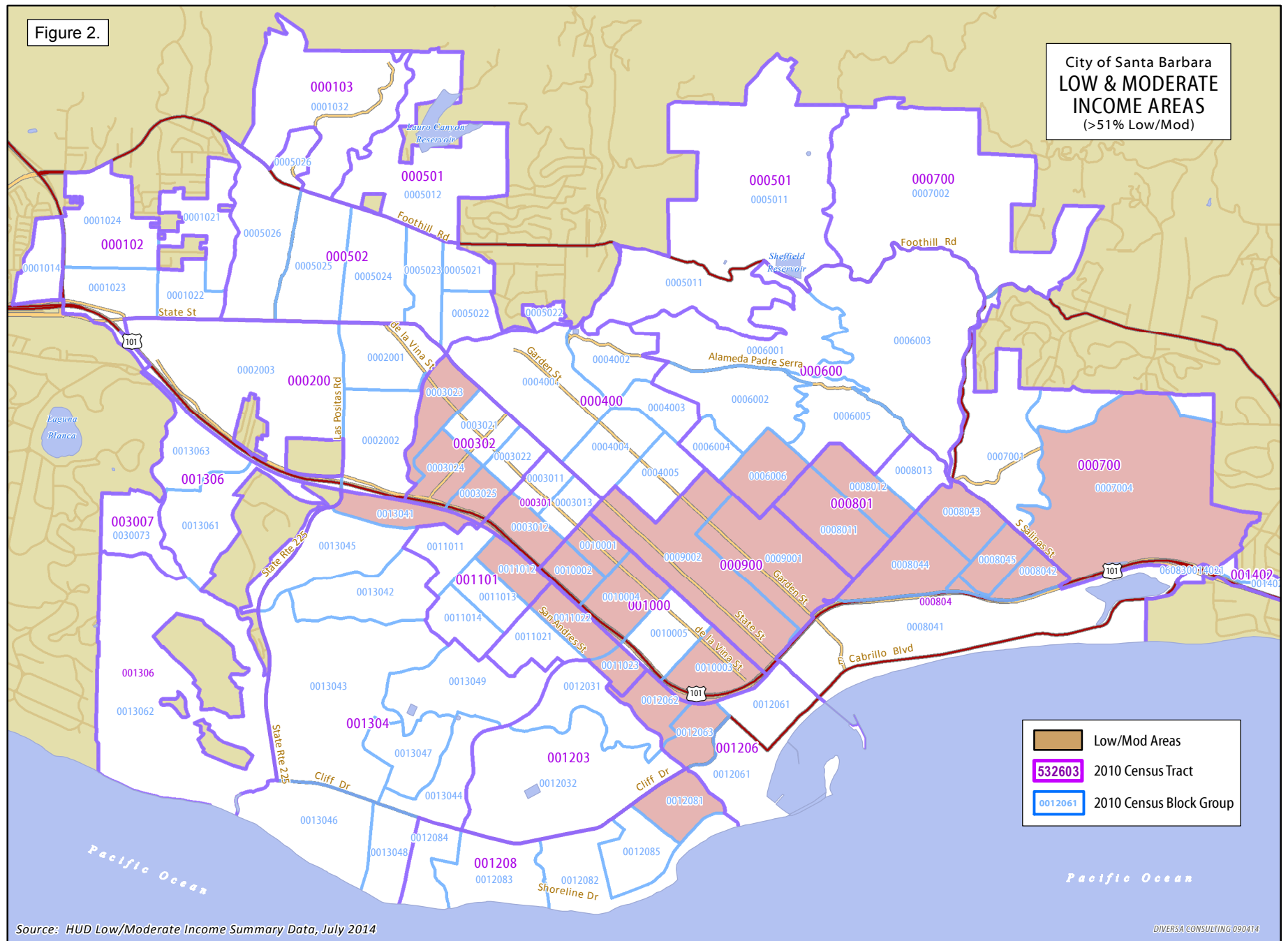


Figure 3.

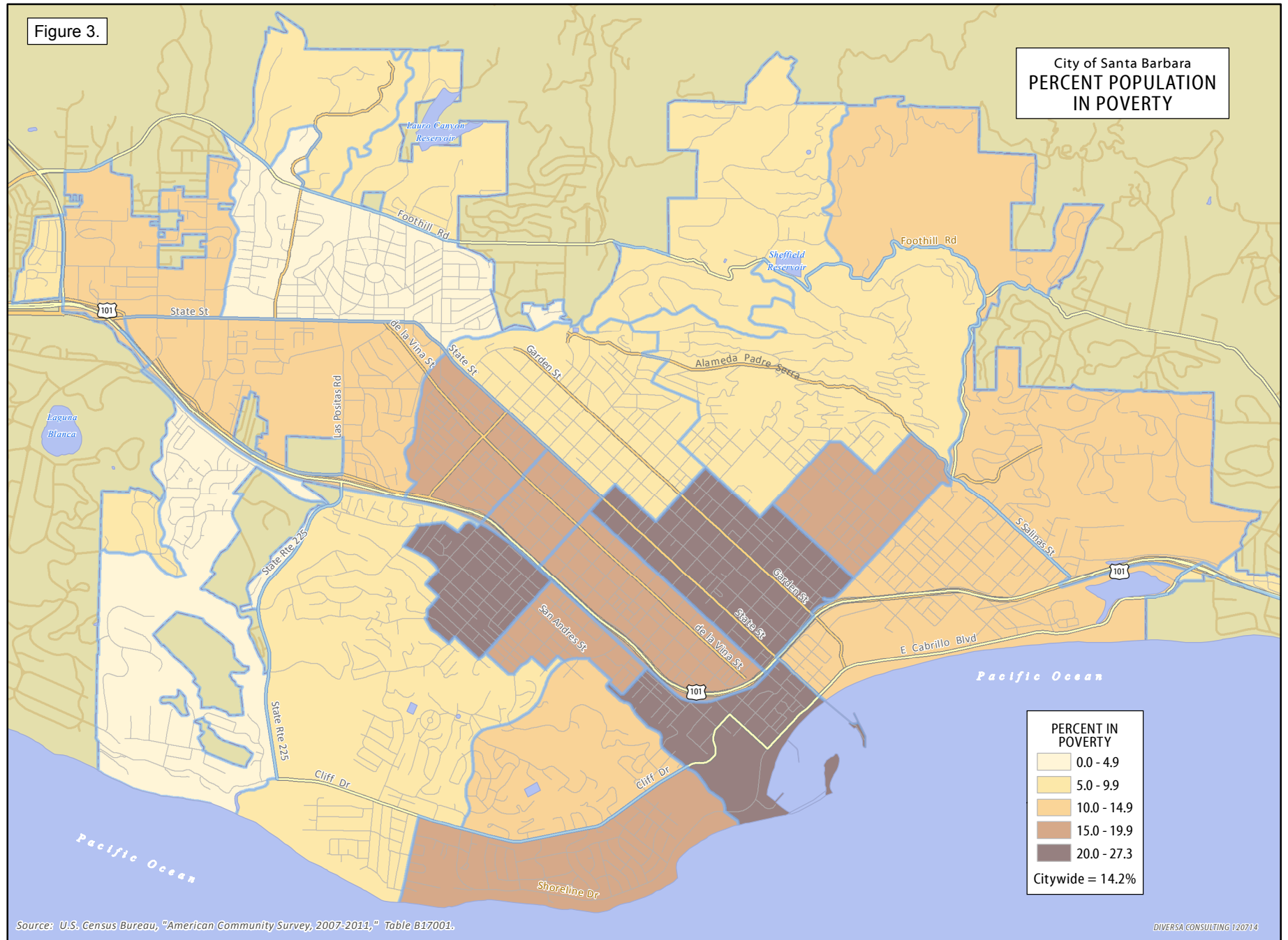


Figure 4.

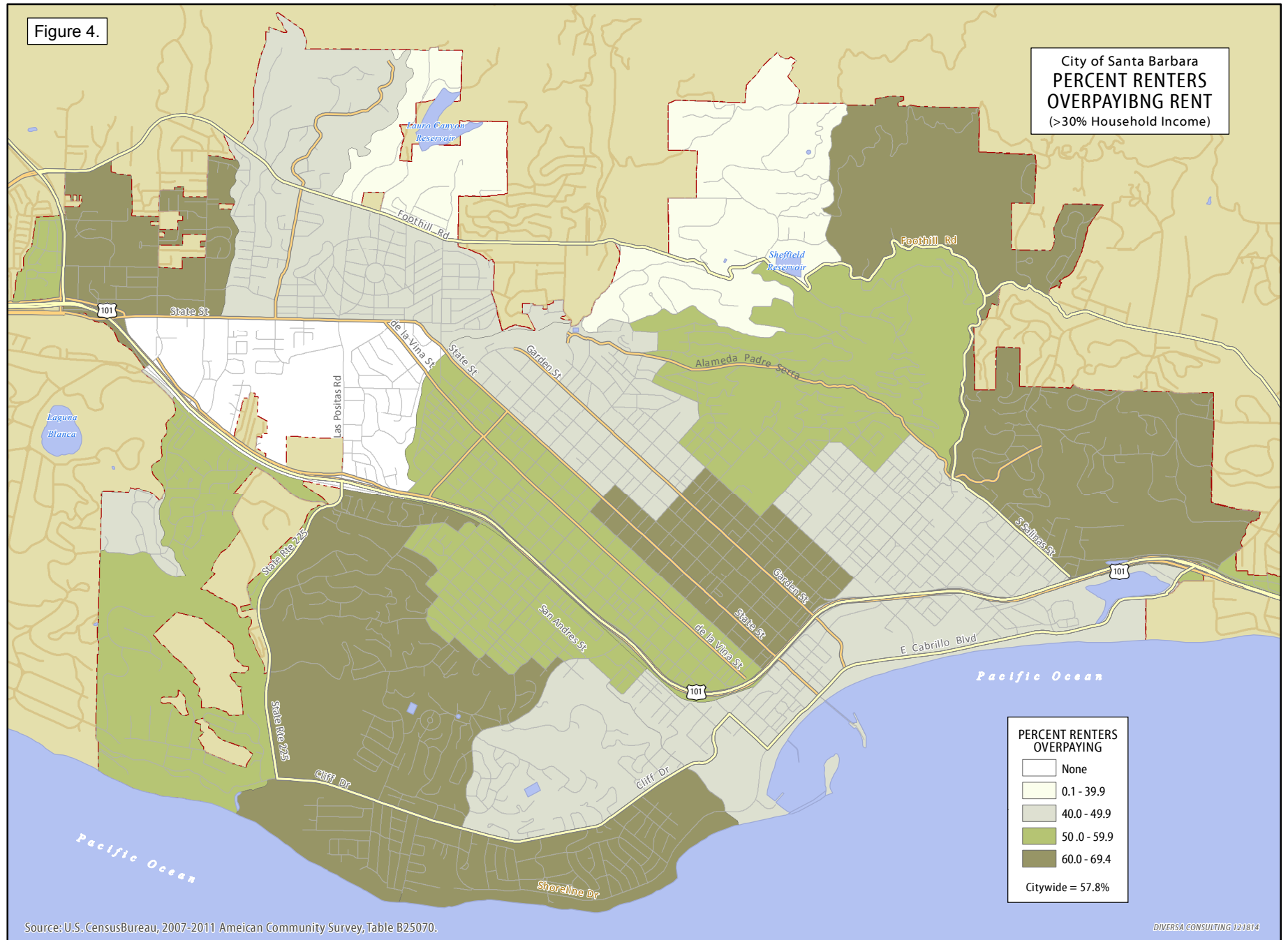


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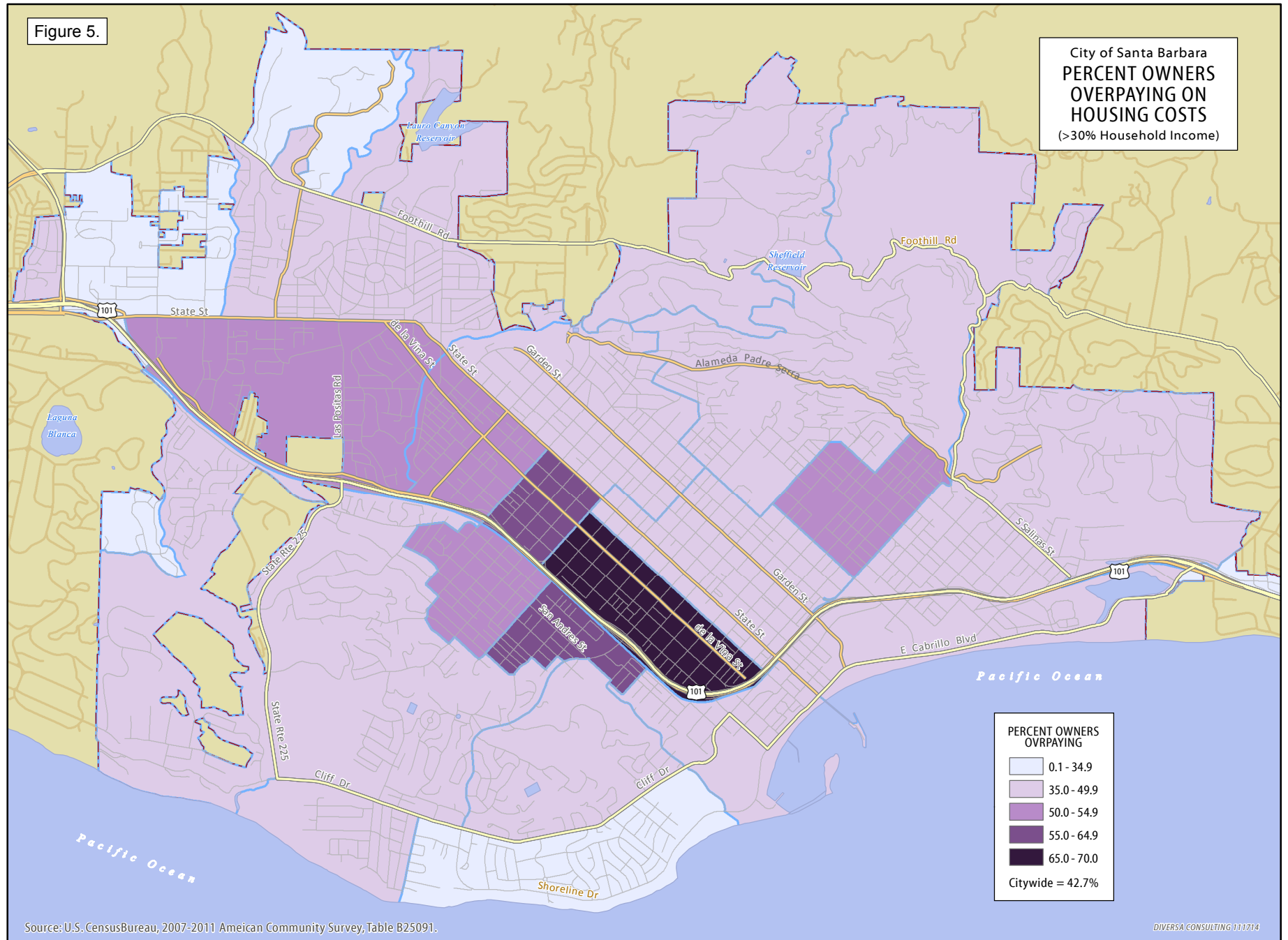


Figure 6.

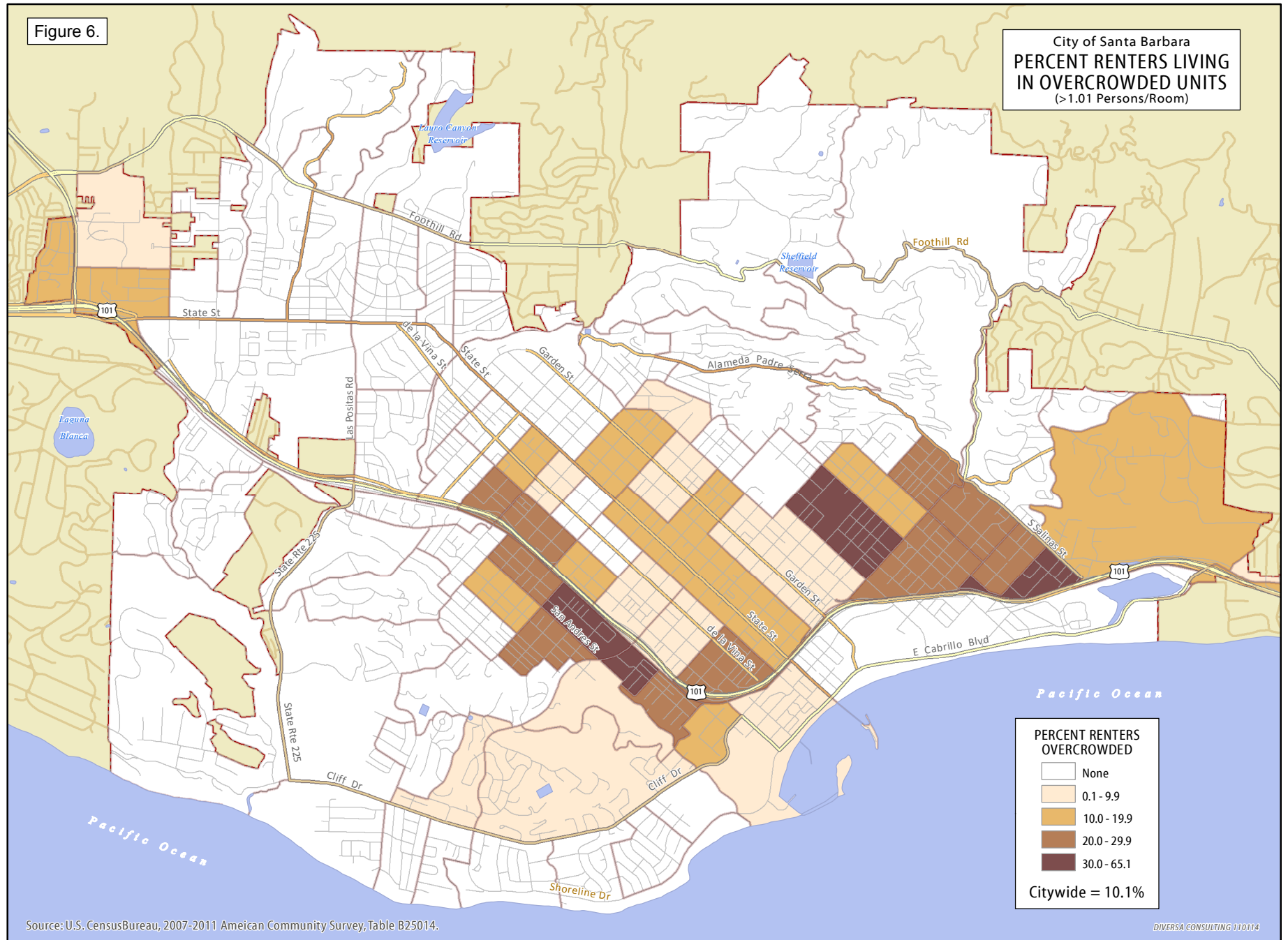


Figure 7.

City of Santa Barbara
2010 HISPANIC
POPULATION

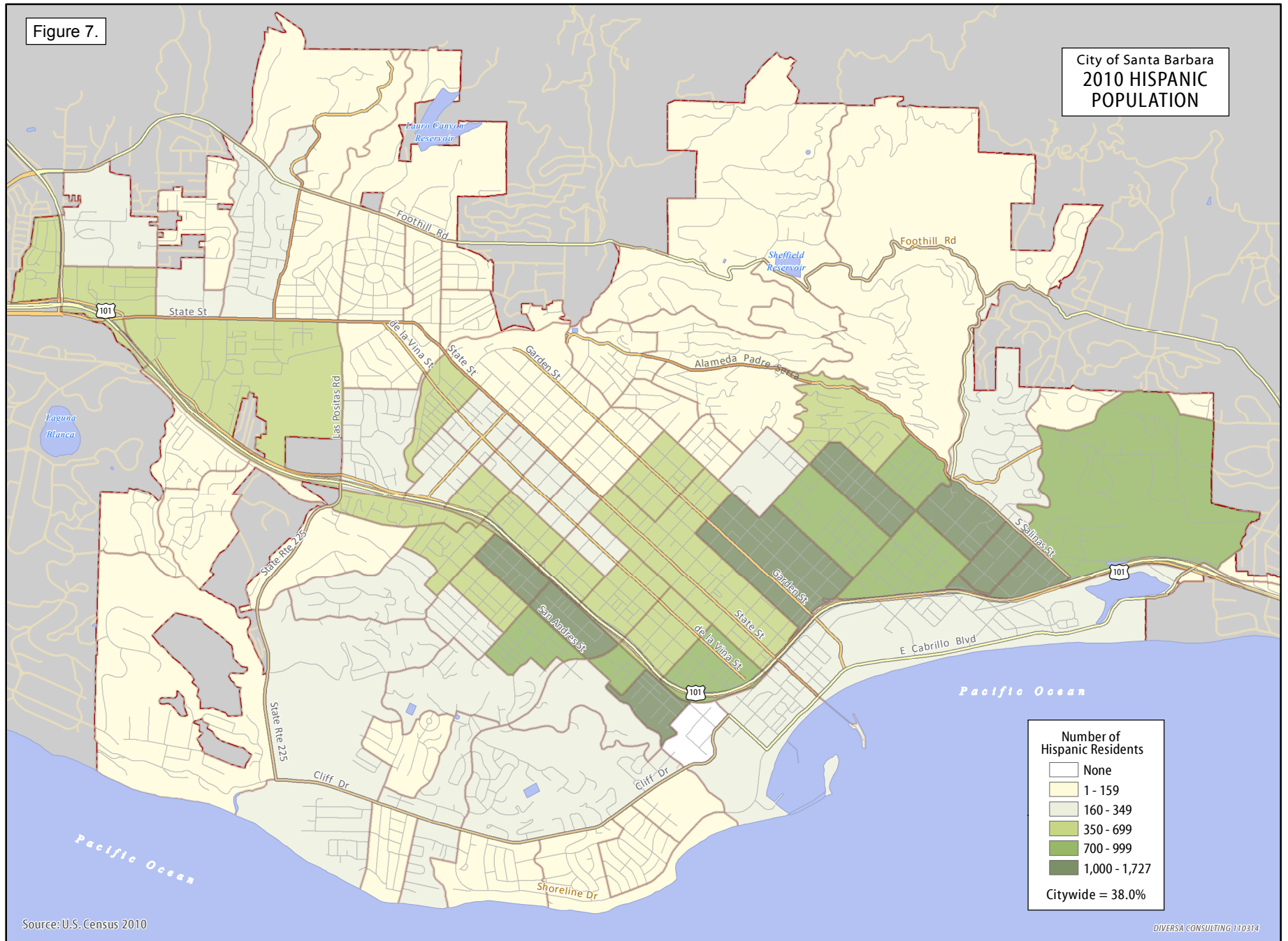


Figure 8.

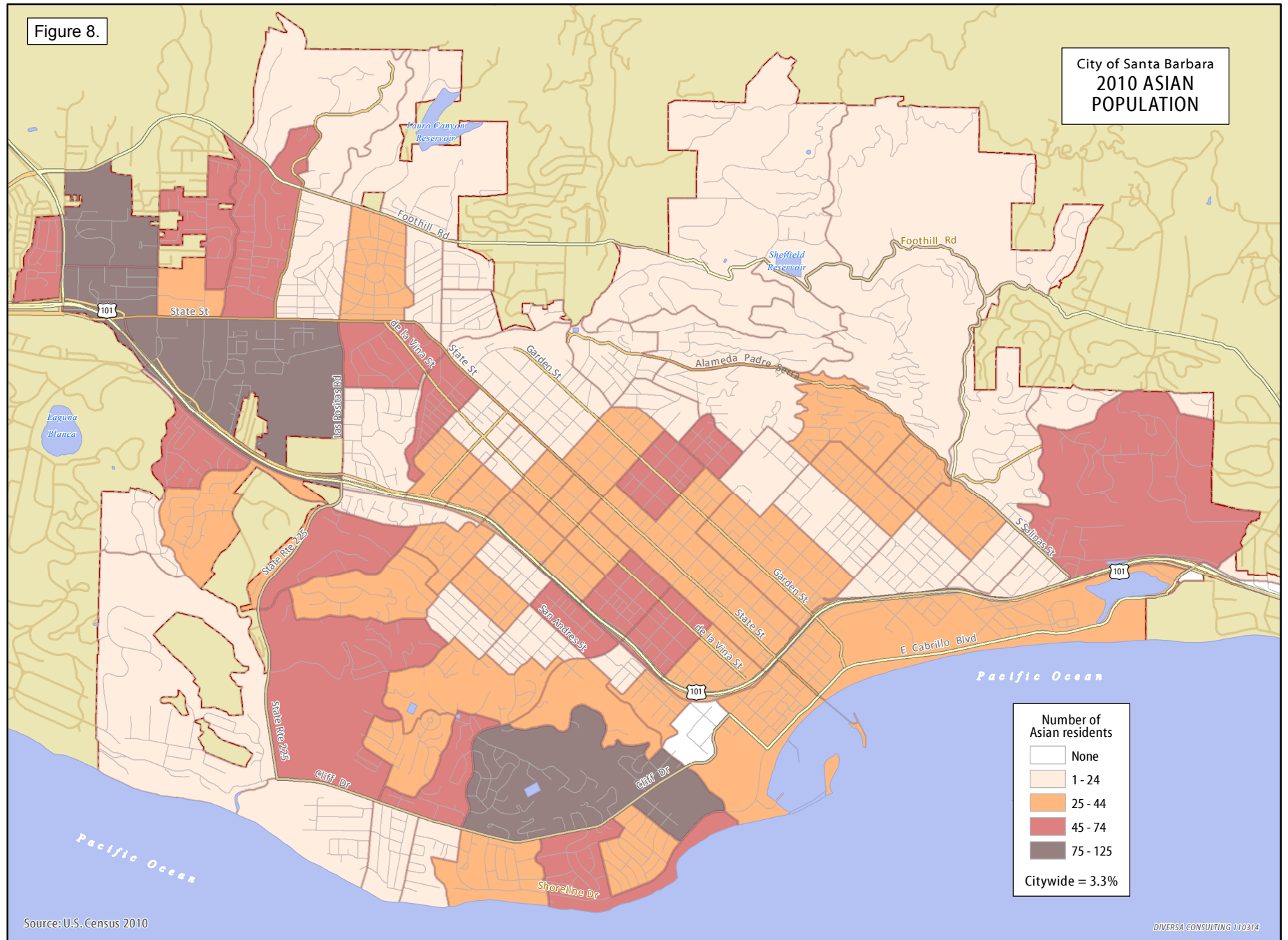
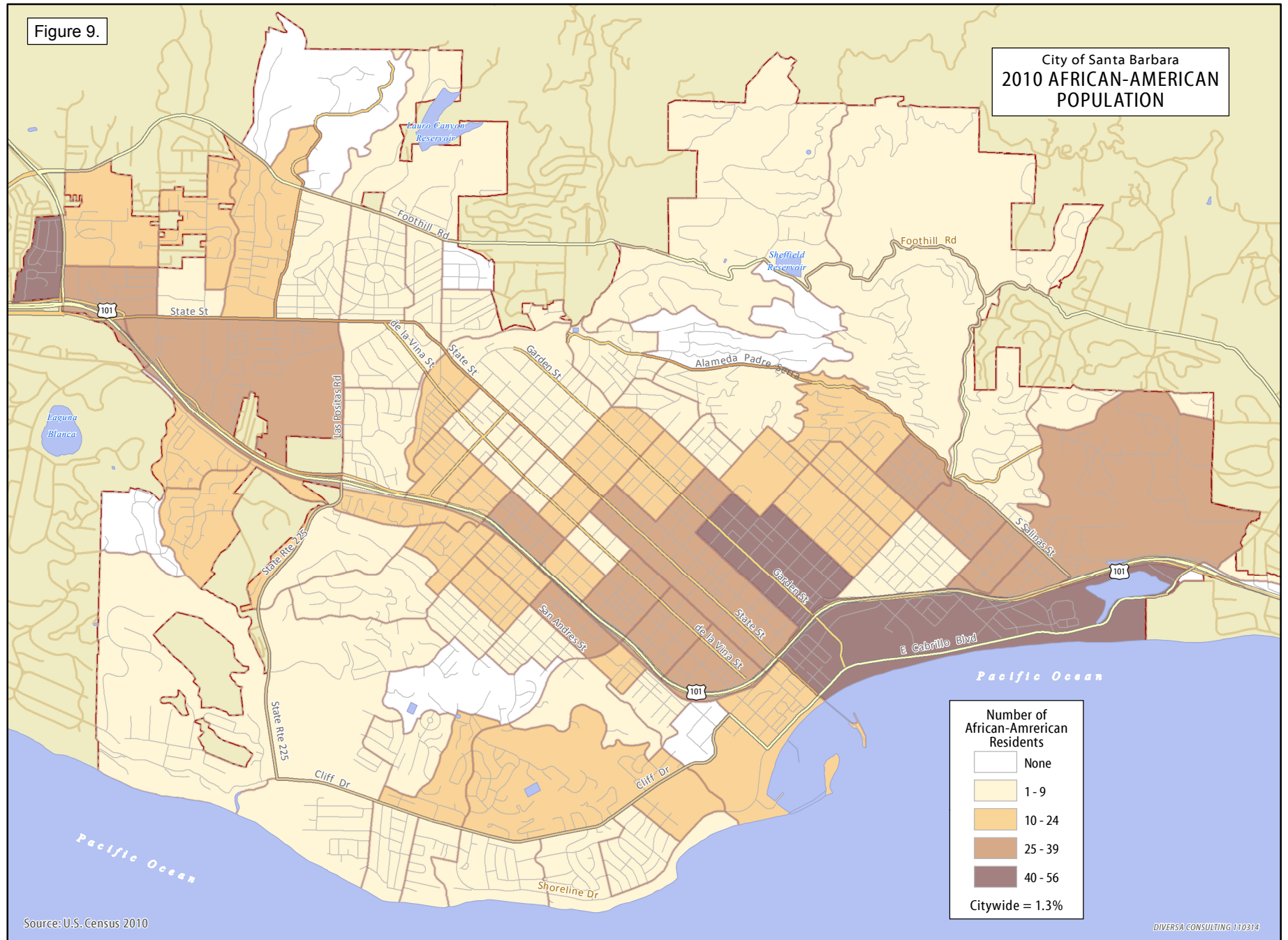


Figure 9.





APPENDIX C

COMMUNITY AND AGENCY PARTICIPATION

SURVEY RESULTS - HOUSING & COMMUNITY DEVELOPMENT NEEDS SURVEY

AGENCY CONSULTATION WORKSHOP COMMENTS & INVITEE LIST

SURVEY RESULTS - SPECIAL NEEDS SERVICE PROVIDERS

SURVEY RESULTS - HOUSING AND HOMELESS SERVICE PROVIDERS



CITY OF SANTA BARBARA
2015-2019 CONSOLIDATED PLAN
HOUSING and COMMUNITY DEVELOPMENT NEEDS SURVEY
RESULTS

Survey respondents were asked to rank their priority needs for expenditure of public CDBG and HOME funds amongst various activities within each of the following general community development categories: housing, public facilities, economic development, public services, and infrastructure. A total of 102 City residents completed the on-line Needs Survey. Activities were rated 0-2, with "2" being a high need, "1" being a low need, and "0" being no such need. Survey responses were then totaled to provide an overall average need rating for each activity.

NEEDS CATEGORY	Average Ranking
HOUSING NEEDS	
New Affordable Rental Housing	1.79
Acquisition/Rehabilitation of Apartments with Affordability	1.63
New Affordable Ownership Housing	1.54
Emergency Shelter/Transitional Housing	1.51
Homeownership Assistance	1.39
Residential Rehabilitation	1.30
Improvements for Handicapped Accessibility	1.26
Property Maintenance/ Code Enforcement	1.23
PUBLIC FACILITY NEEDS	
Youth Centers	1.58
Health Care Facilities	1.45
Child Care Centers	1.42
Park and Recreation Facilities	1.36
Senior Citizen Centers	1.34
Community Centers	1.29
ECONOMIC DEVELOPMENT NEEDS	
Job Creation/Retention	1.64
Employment Training	1.52
Start Up Business Assistance	1.18
Small Business Loans	1.17
Commercial Rehabilitation	0.98
Facade Improvements	0.80



NEEDS CATEGORY	Average Ranking
PUBLIC SERVICE NEEDS	
Mental Health Services	1.72
Youth Services	1.60
Senior Citizen Services	1.60
Services for the Homeless	1.50
Health Care Services	1.50
Services for the Disabled	1.44
Substance Abuse Services	1.41
Child Care Services	1.38
Transportation Services	1.34
Tenant/Landlord Counseling	1.22
Anti-Crime Services	1.15
Legal Services	1.00
INFRASTRUCTURE NEEDS	
Sidewalk Improvements	1.35
Street/Alley Improvements	1.27
Water/Sewer Improvements	1.23
Drainage Improvements	1.18

SANTA BARBARA 2015/16-2019/20 CONSOLIDATED PLAN

CONSULTATION WORKSHOP: HOUSING & HOMELESS SERVICE PROVIDERS

Date: November 19, 2014 1:30 – 2:30 pm

Attendees:

Agencies

1. Casa Esperanza Homeless Shelter - Matthew Logan, Jessica Wishan
2. Housing Authority of the City of Santa Barbara - Rob Fredericks
3. Peoples' Self-Help Housing - Rochelle Rose
4. Santa Barbara (City) Planning Commission - John Campanella
5. St. Vincent's - Sister Margaret Keaveney
6. Transition House - Kathleen Baushke

Santa Barbara City Staff and Consultants

1. Community Development Dept, Community Development Programs Specialist – Liz Stotts
2. Community Development Department, Housing Projects Planner – David Rowell
3. Karen Warner, Consolidated Plan Consultant
4. Lorraine Mendez, Consolidated Plan Consultant

* * *

AGENCY COMMENTS

Casa Esperanza – Mathew Logan, Jessica Wishan

- Provide day services to 960 homeless clients, and 100 beds in an overnight shelter (200 beds in winter months).
- Primary need of their clients is for permanent affordable housing and services.
- Need rental assistance to afford market rents.
- Need additional transitional housing in the City.

Santa Barbara Housing Division – David Rowell

- With loss of RDA funds, City aggregates multiple years of HOME funds to provide seed money for affordable rental projects - both new construction and acquisition/rehabilitation. City recently issued \$772,000 HOME RFP for rental housing.
- Another important focus is the long term preservation of existing affordable housing, often achieved by City providing CDBG Housing Rehabilitation Loan Program (HRLP) funds for rehabilitation improvements in exchange for extension of affordability covenants. The HRLP program is currently being operated with dwindling revolving loan funds and is being phased out.
- While not funded through HOME, the City utilizes a variety of tools, including inclusionary housing requirements, density bonus and employer sponsored housing agreements, to support the provision of affordable homeownership opportunities.

Housing Authority of the City of Santa Barbara - Rob Fredericks

- The Housing Authority (HACSB) has supported the development 1,180 affordable rental units in the City (316 units public housing, 864 units locally owned or managed).
- For the past several years, HACSB has focused on supporting affordable rental housing for special needs populations - permanent housing for homeless with supportive services, service-enriched senior housing, and housing for low income downtown workers.
- With 10,000 people on waiting list for rental assistance, the City is facing an affordable housing crisis. Need to actively pursue unique and alternative means of providing affordable housing.
- HACSB actively pursuing outside funds to help offset loss of \$3-\$4 million in annual RDA housing funds. They have applied for Prop 41 funding through the State for housing for homeless veterans and have purchased site on E. Carrillo Street for development with their own funds. Also looking for opportunities to utilize new State Cap and Trade funding.
- Significant issue with Section 8 fair market rents (FMR) being averaged between South County and North County. Totally different rental market in North County (Santa Maria) where rents are much lower, with resulting FMRs substantially below market in Santa Barbara.

St. Vincent's – Sister Margaret Keaveney

- Approximately ten years ago, St. Vincent's conducted a needs assessment of lower income City residents, and found an overwhelming need for affordable housing. Since that time, St. Vincent's has begun providing a range of affordable housing opportunities, including 95 units of senior housing, 75 units of family housing, and a transitional living program for 21 women and their families. They also offer an early childhood education center with capacity for 107 children.
- Sees a greater need for coordinated advocacy among the affordable housing community. Particular issue with HUD fair market rents being far too low for the Santa Barbara market.
- St. Vincent's sees lots of single mothers with children working multiple jobs to afford housing.
- Need for services for seniors to allow them to maintain their independence, with transportation services a significant need.

Transition House - Kathleen Baushke

- Operate a 70 bed shelter for families that is chronically full.
- Biggest need for their clients is permanent affordable housing.
- Once their clients have saved enough money and are ready to transition into permanent housing they are often unable to do so because the rental vacancy rate in Santa Barbara is so low they are unable to find available units.

Peoples' Self-Help Housing - Rochelle Rose

- Provide housing throughout the Tri-Counties. Currently have 1,600 affordable units, including multi-family, senior housing, special needs, and SRO units.
- Will be developing 40 new units at Haley and Salsipuedes.
- Working families being pushed out of housing market due to rental demand from college students driving up rents. There are too many college students living in cramped conditions and paying exorbitant rents.
- Coastal Housing Partnership to hold Annual Conference in February, focusing on various models to provide housing for employees.

City of Santa Barbara Planning Commission – John Campenella

- Partnerships between employers and non-profit housing providers will be important to realizing the provision of more employer-sponsored workforce housing.
- Important to provide education to employers on the economic benefits of providing housing for their workforce.
- City has adopted a priority housing overlay in the downtown and several other target areas where rental housing, employer-sponsored housing and co-operative housing is specifically encouraged through a series of incentives, including densities of up to 63 units/acre as part of the Average Unit Density Incentive program (AUD).
- The General Plan permits up to 250 units to be developed under the AUD Program, at which time the effectiveness of the program in providing more moderate cost housing for the City's workforce will be evaluated.

SANTA BARBARA 2015/16-2019/20 CONSOLIDATED PLAN

CONSULTATION WORKSHOP: SERVICE PROVIDERS

Date: November 19, 2014 3:00 – 4:00 pm

Attendees:

Agencies

1. Boys and Girls Club of Santa Barbara - Carolyn Brown
2. Coalition for Housing Accessibility, Needs, Choices and Equality - Shella DuMong
3. Jodi House Brain Injury Support Center - Susan Cass
4. Mental Wellness Center - Annemarie Cameron
5. Women's Economic Ventures - Marsha Bailey

Santa Barbara City Staff and Consultants

1. Community Development Dept, Community Development Programs Specialist – Liz Stotts
2. Parks & Recreation Dept, Neighborhood Outreach Services Coordinator – Ricardo Venegas
3. Karen Warner, Consolidated Plan Consultant
4. Lorraine Mendez, Consolidated Plan Consultant

* * *

AGENCY COMMENTS

Women's Economic Ventures - Marsha Bailey

- Provide training and consulting assistance to small business owners (low and moderate income), and technical assistance for businesses that want to grow.
- Also offer small business loans through a revolving loan fund - \$3.5 million in loans provided.
- Significant need for affordable rental housing among their clients. Household overcrowding is occurring as a result of high costs.

Neighborhood Outreach Services – Ricardo Venegas

- There are hidden populations not counted in Census surveys that live in overcrowded conditions, as many as three families living together in one apartment. More direct focus on this group is needed.
- Santa Barbara has an immigrant community of single men who may rent a room to shower, but are effectively homeless.
- Many seniors living in poverty - may own a home, but unable to maintain with limited SSI income.
- Additional employment training for high-risk youth is needed. Youth with learning disabilities and mental health issues are particularly at risk.
- Affordable childcare on the weekends and evenings is another unmet need. Grandparents are often serving as caregivers in immigrant families.

Boys and Girls Club - Carolyn Brown

- In addition to sports programs, the Boys and Girls Club have approximately 500 kids (primarily low and moderate income) that use their services.
- Youth employment (age 14+) is important need.
- Many Spanish speaking families are isolated and don't communicate with schools. Tutoring is important so these kids don't fall behind.
- Transportation to allow lower income kids to participate in after school programs is important.
- The families they serve need affordable housing, decent paying jobs, and food assistance.

Coalition for Housing Accessibility, Needs, Choices and Equality (CHANCE) - Shella DuMong

- CHANCE was established in 1999, and focuses on addressing the housing-related needs of persons with developmental disabilities. (State Regional Centers don't address the housing needs of this population).
- Affordable and accessible housing is a critical need, as 76% of persons with developmental disabilities are living in homes with aging parents.
- CHANCE provides clients with an assessment of their housing needs, assistance with completing housing applications, security deposit and utility assistance, and related services.
- Need for accessible housing. Section 8 housing is generally in older properties without handicapped access.
- Need better access to tenant-based Section 8 and public services.
- Transportation for the developmentally disabled population is also critical.

Mental Wellness Center – Annmarie Cameron

- The agency provides affordable housing at four sites, and has recently broadened its services to offer a community wellness program.
- They have the need for expansion to meet the capacity needs of service providers.
- Transitional age youth is an important focus for mental health, with education and prevention being the primary intervention.
- Need more funding for prevention programs.

Jodi House Brain Injury Support Center - Susan Cass

- Jodi House provides a day program for brain injury survivors, offering both cognitive and physical rehabilitation services, and resource and referral.
- They also provide pre-vocational training to prepare clients for a job.
- Housing is a big issue for brain injury survivors as landlords may be reluctant to rent to a tenant that doesn't "fit in".
- Affordable and accessible health care is another significant need.
- Employment opportunities with accommodation for special needs populations.

The discussion also revealed that people with mental/cognitive disabilities or brain injuries, whether they are born with those disabilities or incurred them during their lifetime, face similar challenges in finding housing and obtaining services. They often can't fill out forms for assistance or require someone to make sure they go to appointments.

City of Santa Barbara 2015-2019 Consolidated Plan Stakeholder Workshop



**Community Development Department
Administration, Housing and Human Services
November 19, 2014**

Meeting Overview

Welcome/Introductions

Staff Presentation

- Purpose/Content of Consolidated Plan
- Opportunities for Public Input
- Current use of HOME/CDBG funds

Roundtable Discussion

- Key needs of clientele
- Gaps in service

Next Steps



What is the Consolidated Plan?

- **5-Year Plan required by U.S. Dept of Housing and Urban Development (HUD)**
- **Identifies community needs**
- **Proposes use of the following resources to address those needs:**
 - ✓ **Community Development Block Grant (CDBG)**
\$790,000 annually (32%) ↓
 - ✓ **Home Investment Partnership (HOME)**
\$380,000 annually (56%) ↓



Major Components of the Consolidated Plan

- **Community Participation**
- **Housing and Community Development Needs Assessment**
- **5-Year Strategic Plan to establish priorities for addressing needs**
- **1-Year Action Plan that identifies use of federal CDBG and HOME monies**

NEW e-CON Planning Suite format



Community Participation in Development of Consolidated Plan

- **On-Line Community Development Needs Survey**
- **Community Development & Human Services Committee (CDHSC) public hearing (Sept 23)**
- **Housing, Homeless, Service Provider Workshops & Agency Surveys (Nov 19)**
- **CDHSC interviews with funding applicants (Feb 2015)**
- **City Council public hearing on draft Plan, start of 45 day public review (March 24)**
- **City Council public hearing/approval of Plan (May 5 or 12)**



Housing/Community Development Needs Survey

- ✓ **102 Completed Surveys**
- ✓ **Rated needs in 36 Housing & Community Development categories as: High (2 pts), Low (1 pt), or No Need (0 pt)**

Needs Category	Rating
New Affordable Rental Housing	1.79
Mental Health Services	1.72
Job Creation/Retention	1.64
Acquistion/Rehab of Apts with Affordability	1.63
Youth Services	1.60
Senior Citizen Services	1.60
New Affordable Ownership Housing	1.54
Employment Training	1.52
Emergency Shelter/Transitional Housing	1.51
Services for the Homeless	1.50
Health Care Services	1.50



A Sampling of Survey Comments

**“Need shelter that
will care for
elderly, mentally
ill, abused and
homeless”**

**“Need additional
mental health care to
support independent
living”**

**“Need to address
run-down
apartments with
absentee landlords”**

**“Need additional
curb cuts & sidewalk
maintenance to
support
handicapped
access”**

**“Need affordable
housing to keep
middle income &
working class
families in our
neighborhoods”**

Housing and Community Development Needs Assessment

- **Housing Needs**
- **Homeless Needs**
- **Public Service Needs**
- **Public Facility Needs**
- **Infrastructure Needs**
- **Economic Development Needs**



Key Goals of HUD Grant Programs

- **Provide Decent Housing**
 - ✓ *Homeless Service*
 - ✓ *Affordable Housing*
 - ✓ *Housing for Special Needs*
- **Provide Suitable Living Environment**
 - ✓ *Safe and Livable Neighborhoods*
 - ✓ *Preserve Historic Properties*
- **Expand Economic Opportunities**
 - ✓ *Job Creation/Retention*
 - ✓ *Small Business Assistance*
 - ✓ *Job Training*



2015-2019 Five-Year Strategic Plan

Establish priorities for addressing needs using CDBG and HOME:

- **Housing Needs**
- **Homeless Needs**
- **Public Service Needs**
- **Public Facility Needs**
- **Infrastructure Needs**
- **Economic Development Needs**



Current Use of HOME Funds (\$380,000)

- **HOME Acquisition/Rehabilitation**
- **HOME Acquisition/New Construction**
- **Tenant Based Rental Assistance**
- **HOME Security Deposit Assistance**
- **Leverage of HOME funds with State, Federal and private investment**
 - **Loss of RDA Housing Funds- \$3-4 million/year**



Current Use of CDBG Funds (\$790,000)

Capital Projects

- **Neighborhood Improvement Task Force projects in Low/Mod Areas**
 - ✓ Sidewalk improvements/access ramps
 - ✓ Bus shelters
 - ✓ Community center and park improvements

- **Improvements to Community and Neighborhood Facilities**
 - ✓ i.e. Jewish Federation, Legal Aid, Girls Inc., Neighborhood Clinic buildings

Economic Development

- ✓ Small business loans
- ✓ Self-employment training



Figure 2.

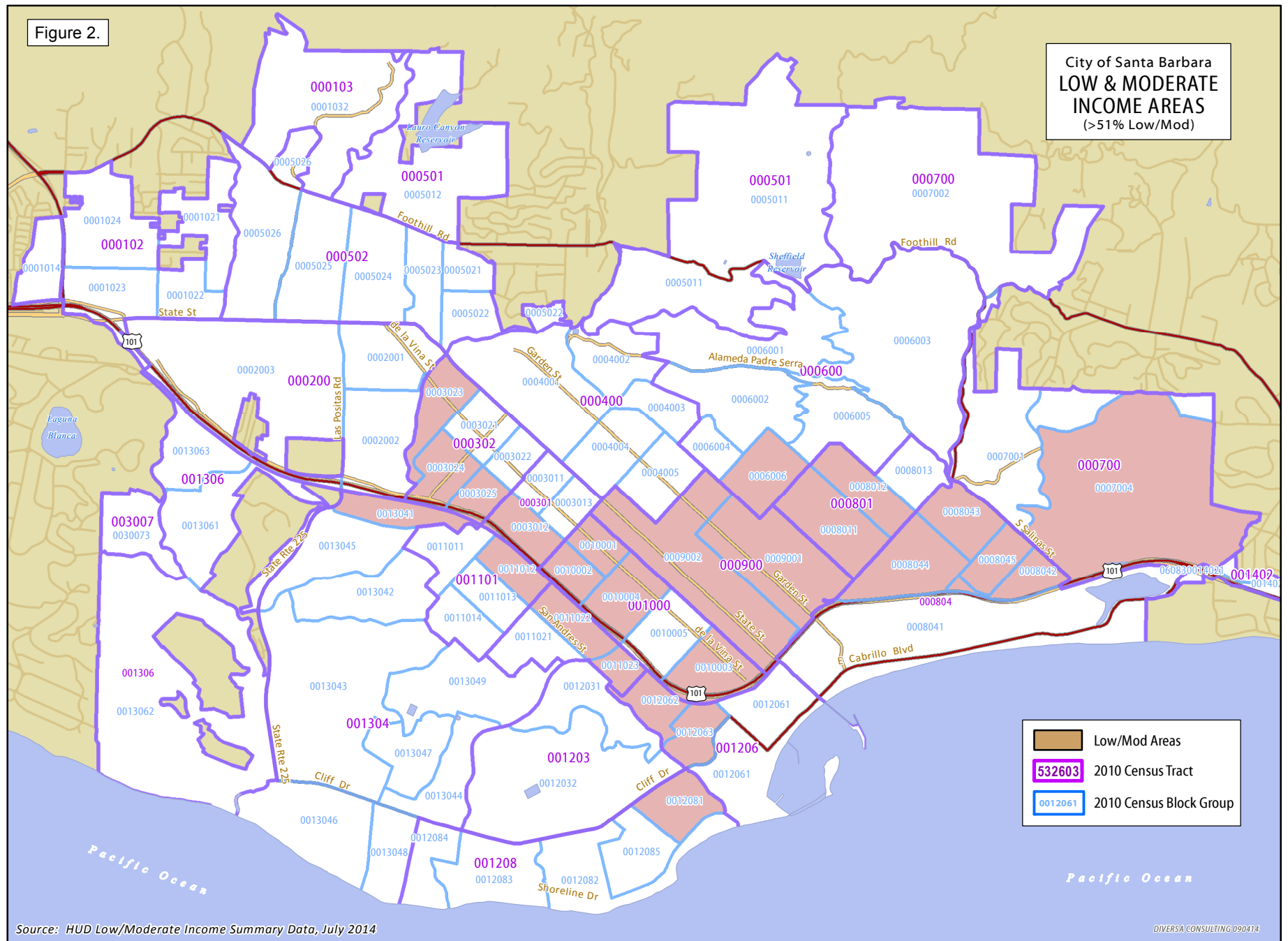
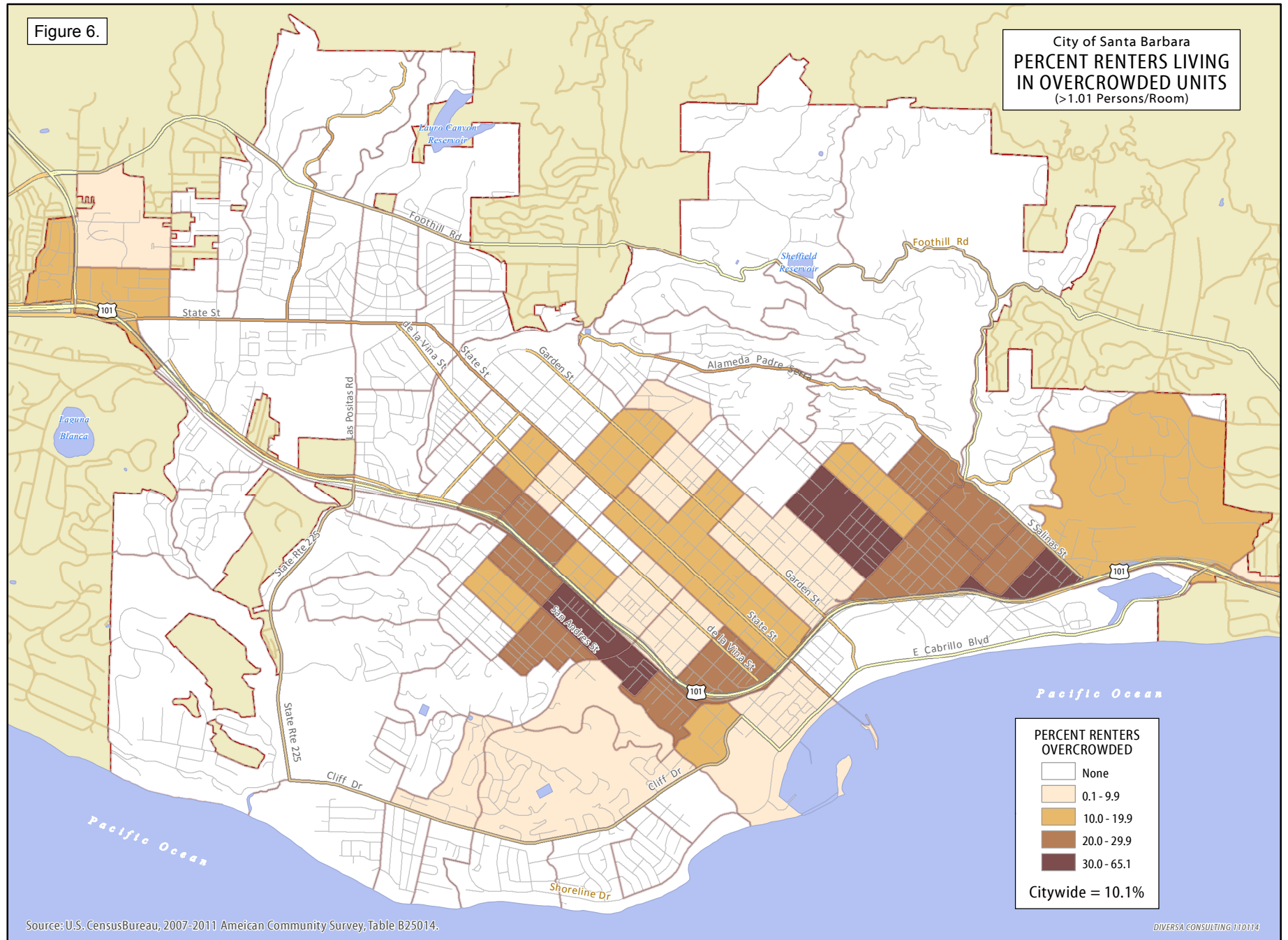


Figure 6.



Current Use of CDBG Funds

Public Services – max. 15% of funds (\$118,000)

- **Homeless Services**

- **Homeless shelter/community kitchen for individuals**
- **Domestic violence homeless shelter**
- **Transitional housing for families**

- **Fair Housing Services**



We Want Your Input!

- 1. What services does your Agency provide and to which populations?**
- 2. What are the greatest needs of your clientele and are there gaps in the services provided?**

***Priority recommendations for 2015-2019
Santa Barbara Consolidated Plan***



City of Santa Barbara 2015-2019 Consolidated Plan Stakeholder Workshop



**Community Development Department
Administration, Housing and Human Services
November 19, 2014**

Housing, Homeless and Special Needs Service Providers Invited to Consultation Workshop

Organization Name	Description
Housing/Homeless Service Providers	
Carrillo Counseling Services	Case management for persons living in their vehicles
Casa Esperanza Homeless Center	Homeless shelter for individuals
Domestic Violence Solutions	Emergency shelter and transitional housing for battered women
Peoples' Self-Help Housing	Low income housing developer
Sarah House Santa Barbara	Hospice for low income and homeless persons
Faulding Hotel	Transitional housing for dually-diagnosed individuals
Hotel de Riviera	Low-income housing for formerly homeless/mentally ill, etc
Storyteller Children's Center	Childcare for homeless children
Transition House	Homeless shelter and transitional housing for families
Freedom Warming Centers	Emergency overnight shelter during inclement weather
WillBridge of Santa Barbara	Transitional & permanent supportive housing for chronically homeless
Noah's Anchorage	Shelter for homeless and runaway youth
My Home	Transitional housing for emancipated foster youth
Habitat for Humanity	Affordable housing developer
Rescue Mission	Temporary homeless shelter
St. Vincent's	Transitional Housing for women and children
Ralph Barbosa	County Project Healthy Neighbors
C3H	Countywide homeless collaborative
Salvation Army	Homeless transitional housing
Housing Authority of the City of Santa Barbara	
Special Needs Service Providers	
Boys & Girls Club	After school homework assistance
Center for Successful Aging	Peer Counseling for Seniors
CALM	Counseling for Abused Children
Youth Employment Program	Paid internships in City departments for at-risk youth
CADA	Social Model Detox
FSA	Ombudsman for Seniors, Big Brother/Sister, Caregiver assistance
Friendship Center	Adult Day Care
Independent Living Resource Center	Advocacy, case management for persons with disabilities
Jodi House	Support for persons with brain injuries
Legal Aid Foundation	Legal services for seniors, DV victims, low-income
Mental Health Assoc.	Drop in center for persons with mental illness
Pacific Pride Foundation	Food/supplies for persons with HIV/AIDS
Planned Parenthood	Health screening services
SB Neighborhood Clinics	Dental Clinic for Homeless/ medical care for low-income
SEE International	Vision care for low income persons

Women's Economic Ventures	Self Employment training, small business loans
County ADMHS	Alcohol, Drug, and Mental Health Services
Alpha Resource Center	Support for families of children with developmental disabilities
Tri-Counties Regional Center	Support and services for individuals with developmental disabilities



APPENDIX D

HUD APPLICATIONS AND CERTIFICATIONS